

5.0 RECORDS REVIEW

5.1 Standard Environmental Record Sources

Environmental Data Resources, Inc. (EDR) provided a search of environmental records conducted. A copy of the report is located in Appendix D. The following environmental regulatory databases were reviewed as specified for the Property, adjoining and nearby sites:

Database Reviewed	Responsible Agency	Search Distance (miles)
<i>Federal ASTM Standard Databases</i>		
NPL (National Priorities List (Superfund), Proposed NPL, Delisted NPL)	U.S. Environmental Protection Agency (EPA)	1.0
CERCLIS (Comprehensive Environmental Response, Compensation & Liability Information System)	U.S. EPA	0.5
CERCLIS NFRAP (No Further Remedial Action Planned)	U.S. EPA	Adjoining Sites
CORRACTS (Resource Conservation and Recovery Act (RCRA) Corrective Action Report)	U.S. EPA	1.0
RCRA-TSDF (Non-CORRACTS Treatment, Storage and Disposal Facilities List)	U.S. EPA	0.5
RCRA SQG or LQG (Small Quantity Generator or Large Quantity Generator)	U.S. EPA	Adjoining Sites
U.S. Brownfield Sites	U.S. EPA	0.5
US ENG CONTROLS (Engineering Controls in place)	U.S. EPA	0.5
US INST CONTROLS (Institutional Controls in place)	U.S. EPA	0.5
ERNS (Emergency Response Notification System)	U.S. EPA	Property
<i>State ASTM Standard Databases</i>		
AWP or BEP (CalSites Annual Work Plan Sites, formerly State Bond Expenditure Plan maintained by the Department of Health Services)	California Environmental Protection Agency (CalEPA) Department of Toxic Substances Control (DTSC)	1.0
CalSites (Former Abandoned Sites Program: ASPIS)	CalEPA DTSC	0.5
CHMIRS (California Hazardous Material Incident Report System)	Office of Emergency Services	Property
Cortese List (Combined Report List for Leaking USTs, Solid Waste Landfills, CalSites) (This list is no longer being updated)	CalEPA and Office of Emergency Services	0.5 (LUST and SWL) 1.0 (Other)
LUST (Leaking Underground Storage Tanks)	State Water Resources Control Board (SWRCB) and Regional Water Quality Control Boards (RWQCB)	0.5
Envirostor (Site Mitigation & Brownfields Reuse Program)	CalEPA DTSC	0.5
VCP (Voluntary Cleanup Program Properties)	CalEPA DTSC	0.5
Toxic Pits (Toxic Pits Cleanup Act Sites)	SWRCB	0.5
Notify 65 (State Proposition 65)	SWRCB	0.5
SWF/LF (SWIS) (Solid Waste Facilities/Landfills, Solid Waste Information System)	State Integrated Waste Management Board (IWMB)	0.5
WMUDS/SWAT (Waste Management Unit Database: combination of other databases which tracks waste, Solid Waste Assessment)	SWRCB	0.5
SWRCY (Recycler Facilities)	Department of Conservation	Adjoining Sites
UST (Active UST Facilities)	SWRCB	Adjoining Sites
SWEPS UST (Old UST database, no longer updated.)	SWRCB	Adjoining Sites

Database Reviewed	Responsible Agency	Search Distance (miles)
HIST UST (Hazardous Substance Storage Container Database Historical USTs)	SWRCB	Adjoining Sites
CA FID (Facility Inventory Database, includes USTs)	CalEPA	Adjoining Sites

The Property and adjoining sites were not found within the search radii for the databases reviewed. EDR depicted one site (EDR ID#1) as being on the north adjoining site, but this site appears to have been improperly geocoded and is actually located more than 1 mile north of the Property.

Two other listed sites are more than ¼ mile southwest and are not hydraulically upgradient of the Property. Information was not found during this assessment which indicated these sites or “orphan” sites (sites not plotted because of insufficient geo-coding information) had impacted the Property.

5.2 Additional Environmental Record Sources

EDR also researched the following databases.

Database Reviewed	Responsible Agency	Search Radius (miles)
<i>Federal Supplemental Databases</i>		
CONSENT (NPL Consent Decrees)	U.S. EPA	1.0
FUDS (Formerly Used Defense Sites)	U.S. Army Corps of Engineers	1.0
ROD (NPL Records of Decision)	U.S. EPA	1.0
DOD (Department of Defense Sites)	U.S. Geological Survey	Property
ODI (Open Dump Inventory)	U.S. EPA	0.5
UMTRA (Uranium Mill Tailings Sites)	U.S. Department of Energy	0.5
MINES (Mines Master Index File)	U.S. Department of Labor, Mine Safety and Health Administration	0.25
HMIRS (Hazardous Materials Spill Information Reporting System)	U.S. Department of Transportation (DOT)	Property
FINDS (Facility Index System, a “list of lists”)	U.S. EPA/NTIS	Property
MLTS (Material Licensing Tracking System for Radioactive Materials)	Nuclear Regulatory Commission	Property
NPL Recovery (Superfund Liens)	U.S. EPA	Property
PADS (PCB Activity Database)	U.S. EPA	Property
RAATS (RCRA Administrative Action Tracking System)	U.S. EPA	Property
TRIS (Toxic Release Inventory System)	U.S. EPA/NTIS	Property
TSCA (Toxic Substances Control Act Chemical Substance Inventory Control List)	U.S. EPA/NTIS	Property
SSTS (Tracking Systems for Registered Pesticide-Producing Establishments)	Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act (FIFRA)	Property
FITS (FIFRA/TSCA Tracking System for Administrative Cases and Pesticide Enforcement Actions and Compliance Activities Related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act))	U.S. EPA Office of Prevention, Pesticides and Toxic Substances	Property

Database Reviewed	Responsible Agency	Search Radius (miles)
ICIS (Integrated Compliance Information System: National Pollutant Discharge Elimination System)	U.S. EPA	Property
<i>State Supplemental Databases</i>		
SLIC (Spills, Leaks, Investigations and Cleanup from non-UST sources or other regulated sites.)	SWRCB and RWQCB	0.5
DEED (List of Deed Restrictions)	CalEPA DTSC	0.5
HazNet (Hazardous Waste Information System for Waste Generators, generally state defined hazardous wastes)	CalEPA	Adjoining Sites
Drycleaner Facilities with Waste Generator Identification Numbers	CalEPA DTSC	Adjoining Sites
NFA (No Further Action Properties)	CalEPA DTSC	Adjoining Sites
REF (Unconfirmed Properties Referred to Another Agency)	CalEPA DTSC	Adjoining Sites
SCH (School Property Evaluation Program)	CalEPA DTSC	Adjoining Sites
NFE (Properties Needing Further Evaluation)	CalEPA DTSC	Adjoining Sites
AST (Aboveground Petroleum Storage Tanks)	SWRCB	Adjoining Sites
WDS Waste Discharge System)	SWRCB	Property
CDL (Clandestine Drug Labs)	DTSC	Property
EMI (Emissions Inventory Data)	California Air Resources Board	Property
CUPA (Certified Unified Permitting Agency)	County	Property
City Records (if Available)	Fire Department and others	Property
<i>Tribal Records</i>		
Indian Lands UST	U.S. EPA Region	0.25
Indian Lands LUST	U.S. EPA Region	0.5
Indian Reservations	U.S. Geological Survey	1.0
<i>Proprietary Records</i>		
MGP (Sites where manufactured (coal) gas was extracted)	EDR	1.0
Historical Auto Stations	EDR	0.25
Historical Cleaners	EDR	0.25

The Property, adjoining sites and nearby sites were not found within the search radii for the databases reviewed.

Information was not found during this assessment which indicated “orphan” sites (sites not plotted because of insufficient geo-coding information) had impacted the Property.

5.3 Physical Setting

5.3.1 Topographical Characteristics

The Property is located Section 5, Township 6 South, Range 7 West (San Bernardino baseline and meridian) on the El Toro, California 7.5 minute United States Geological Survey (USGS) Topographic Map, which was reviewed for surface hydrologic and topographic characteristics. The topography of the Property is generally moderately to steeply sloping with the regional topographic gradient tending to the southwest. Site

elevation ranges from approximately 1,160 feet to 870 feet above mean sea level. Hydraulic flow is generally in a down-gradient direction, usually toward the nearest surface water body. Surface drainage in the Property area is anticipated to flow to the south and southwest into Aliso Creek, located within 500 feet of the southern end of the Property. Flood plain zoning for the Property is Zone X, an area of outside the 500-year flood plain.

5.3.2 Geological Setting

Portions of the Property along Glenn Ranch Road and in the center north end of the Property were significantly disturbed during the construction of Glenn Ranch Road in the late 1980s and early 1990s. The undisturbed areas of the Property are primarily underlain by the late Miocene-age Soquel Member of the Puente Formation with more recent deposits of stream-deposited alluvium in the drainages. Specifically, the Soquel Member on the Property consists of white to light yellowish brown, massively bedded, weakly to moderately cemented, fine-to coarse-grained sandstone. The alluvium is characterized as firm to stiff, light to dark brown, sandy clay and loose to medium dense, silty to clayey sand.

In the disturbed areas of the Property, the area is underlain by either undocumented fill or engineered artificial fill which was placed on the Property in conjunction with the development of Glenn Ranch Road and Saddleback Ranch Road.

5.3.3 Soil Characteristics

There are a variety of surface soils on the Property including large areas of artificial fill. Native soils are described beginning on Page A-5 of EDR's report in Appendix D and are not repeated here. These soils have a varied pH range and depending on the specific area of the Property. The risk of corrosion to uncoated steel pipes is high.

5.3.4 Hydrogeological Characteristics

Geocon's *Geotechnical Investigation* (Draft, March 19, 2008) states that the Property is not within a groundwater basin. The Property is underlain by bedrock units that are not considered water bearing. During exploratory investigations in winter 2008, Geocon did not find a static groundwater table. However, Geocon said the Property might be expected to have perched groundwater in drainages during the rainy season. Based on this information perched groundwater is expected to follow topographic patterns which would be to the south-southwest on the west and central portion of the Property and to the east on the east portion of the Property.

5.4 Historical Use of the Property

5.4.1 Previous Environmental Reports

A previous environmental report for the Property was provided by Coast 2 Coast Environmental, Inc. Historical resources reviewed during the previous assessments were incorporated into the chronology that follows this section.

5.4.2 Chronological Review

A search of selected and readily ascertainable historical records was performed and interviews conducted with people having knowledge of the Property's history, in an effort to find if past use of the Property or activities conducted on, or in the vicinity of the Property could have adversely impacted the Property. The historical records used in this investigation, along with our findings, are presented below in chronological order. Attempts were made to find information on five year intervals but data gaps may exist if information was not reasonably ascertainable for each interval.

In general, the Property was undeveloped ranch land for 150 years prior to development of Glenn Ranch Road in the late 1980s and early 1990s. During cut and fill for the road grading much of the Property along the edge of the road was disturbed. In the north center area of the Property a large amount of fill was placed as a result of the road's development. Otherwise, the Property has not been significantly developed or utilized.

Data gaps exist for some five year research intervals but the Property use was unlikely to have been significantly changed from its use in the before or after periods.

Prior to 1940: Historically, the Property was part of the 10,668 acre Rancho Canada de Los Alisos, a Mexican land grant given to Jose Serrano in 1842. Mr. Serrano used the rancho to raise crops such as corn, beans and watermelons but his main trade was selling the hides and tallow from cattle. A drought in the early 1860s, caused the death of the cattle herd and the Serrano family lost the rancho when it was foreclosed upon. Los Angeles banker J.S. Slauson and Associates bought the rancho. In 1884, most of the rancho's original acreage was sold to Mr. Dwight Whiting, a Bostonian for whom the nearby wilderness park is named. Mr. Whiting is generally responsible for the beginning of the communities of Lake Forest and El Toro though he originally called this developed area Aliso City. 1901 and 1902 topographic maps depicted the borders of the rancho but did not depict structures on the Property. The maps showed what are generally the current alignments for Aliso Creek and El Toro Road east of the Property. The maps also did not depict features of environmental concern such as wells and mining pits on or near the Property. A 1938 aerial photograph depicted the Property as a relatively inaccessible foothill land which was undeveloped land. El Toro Road and Aliso Creek were visible to the east of the Property. Evidence of hazardous materials use on the Property as a result of these historic uses was not found.

1940: Mr. Whiting is reported to have continued to own the land that included the Property during this period. Evidence of hazardous materials use on the Property was not found.

1945: Mr. Whiting is reported to have continued to own the land that included the Property during this period. A 1946 aerial photograph did not depict significant changes to the Property and adjoining area compared to the 1938 aerial. A small reservoir had been formed by the addition of what appeared to be a compacted dirt barricade at the top of a natural drainage in the lower center portion of the Property. Two dirt paths were

observed leading to the top of a ridgeline on the east side of Property. Evidence of hazardous materials use on the Property was not found.

1950: Mr. Whiting is reported to have continued to own the land that included the Property during this period. A 1953 aerial photograph did not depict significant changes to the Property and adjoining area compared to the previous aerials. Evidence of hazardous materials use on the Property was not found.

1955: In 1959 Mr. Whiting is reported to have sold the land that included the Property to V. P. Parking & Associates. Evidence of hazardous materials use on the Property was not found.

1960: Specific historical resources were not found for this period. Evidence of hazardous materials use on the Property was not found.

1965: A 1968 topo and a 1968 aerial continued to show the Property and adjoining area as undeveloped foothill land which was still generally inaccessible. A dirt road which may have been accessible by 4-wheel drive was visible on the lower southwestern border. The topo and aerial continued to depict the small manmade reservoir at the top of a natural drainage on the center lower portion of the Property. The topo did not depict structures on the Property or features of environmental concern such as wells and mining pits on or near the Property. Evidence of hazardous materials use on the Property was not found.

1970: A 1974 orthophoto did not depict significant changes to the Property compared to the 1968 aerial. Evidence of hazardous materials use on the Property was not found.

1975: A 1977 aerial and a 1978 topo continued to generally show the Property and adjoining area as undeveloped foothill land which was still generally inaccessible. The small reservoir appeared to be filled with vegetation. The topographic map did not depict structures on the Property or features of environmental concern such as wells and mining pits on or near the Property. Evidence of hazardous materials use on the Property was not found.

1980: 1981 and 1982 topos continued to show the Property and adjoining area as undeveloped mountainous land. The reservoir continued to be marked on the maps at the top of a natural drainage. The topos did not depict structures on the Property or features of environmental concern such as wells and mining pits on or near the Property. Evidence of hazardous materials use on the Property was not found.

1985: Geocon reported in its March 19, 2008 draft *Geotechnical Investigation* for Portola Center that development of Glenn Ranch Road along the north border of the Property began in the late 1980s. Grading operations to develop the road included filling several large drainages, cutting ridgelines, and constructing cut and fill slopes to the north and south of Glenn Ranch Road (the Property lies to the south of the road), installation of

drainage structures, and other improvements to complete the road. Evidence of hazardous materials use on the Property was not found.

1990: A 1990 aerial showed massive grading of the area including along the alignment of Glenn Ranch Road and into the center of the Property. Geocon also reported that additional grading occurred on the Property in the 1990s to create the “Southeastern Sheet Pad” that is located in the north central area of the Property. A 1994 aerial showed that major grading of the area was finished but Glenn Ranch Road was still not paved. The north central area of the Property which had been heavily graded to create the Southeastern Sheet Pad appeared to have been overgrown with weeds and native grasses. A series of northeast-southwest drainages were visible in the northern center of the Property and a storm water retention basin was visible in the northwest corner of the Property immediately south of the Glenn Ranch Road alignment. Evidence of hazardous materials use on the Property was not found.

1995: A 1996 aerial photograph depicted Glenn Ranch Road as having been paved north of the Property. The Property did not appear significantly different from the 1994 aerial except that the vegetation in the formerly exposed graded areas was denser. A 1997 topo depicted Glenn Ranch Road as in place east of Saddleback Ranch Road and still unimproved west of the intersection. The map continued to depict the Property as undeveloped foothill land. The map did not depict structures on the Property or features of environmental concern such as wells and mining pits on or near the Property.

Between January 1996 and May 1999 the parcels that comprise the Property were granted to USA Portola Properties, Inc. Evidence of hazardous materials use on the Property was not found.

2000: 2002 aerials did not depict significant changes to the Property and adjoining sites compared to the 1996 aerial. Evidence of hazardous materials use on the Property was not found.

2005: July 2005, March 2008 and April 2009 aerials showed the Property as undeveloped and covered with weeds, wild grasses and native vegetation. Evidence of hazardous materials use on the Property was not found.

5.4.3 Historical Sources Reviewed

Historical sources from 1938 to the present were reviewed.

Aerial Photographs: Environmental Data Resources (EDR) furnished historical aerial photos dated 1938, 1946, 1953, 1968, 1977, 1990, 1994 and 2002. 1996, 2002, 2005 2008 and 2009 aerials were obtained from TerraServer.

Street/Business Directories: No review of street directories was performed as they are unlikely to exist for the area of the Property.

Building Permits: No permits were found for the Property.

Fire Insurance Maps: EDR had no coverage of the area of the Property.

Historical Topographic Maps: Environmental Data Resources furnished historical topographic maps dated 1901, 1902, 1968, 1978, 1981, 1982 and 1997.

Internet Resources: Coast 2 Coast reviewed the *Orange County Almanac* available at www.ocalmanac.com/History and a history of Whiting Ranch Wilderness Park at www.ocparks.com/whitingranch/default.asp?Show=History.

Chain of Title/Lien Search: A chain of title or a search for environmental liens was not in the scope of work for this project.

5.5 Historical Use of the Adjoining Sites

Specific historical research was not conducted for the adjoining sites and surrounding area. However, in the process of researching historical data for the Property, the following historical information was obtained for the adjoining sites:

North: The site adjoining the Property to the north follows the same history as the Property. It also underwent extensive grading at the time of the development of Glenn Ranch Road. Since completion of the road, the site appeared to have been untouched. Issues of further environmental concern associated with the past use of this adjacent site were not found.

Southeast: The site adjoining the Property to the southeast does not appear to have ever been developed and remains open space bordering Aliso Creek on the west side of El Toro Road. It appears to have been undisturbed during construction of Glenn Ranch Road. Assessor records indicate it will remain as open space. Issues of further environmental concern associated with the past use of this adjacent site were not found.

Southwest: The site adjoining the Property to the southwest also does not appear to have ever been developed. A 1968 topographic map was the first resource found which showed high power lines traversing this site generally from south to north (the installation of the power lines could have occurred much earlier). Issues of further environmental concern associated with the past use of this adjacent site were not found.

In addition, the surrounding area was historically undeveloped ranch land. Information was not found during this assessment indicating that these past uses impacted the environmental quality of the Property.

6.0 PROPERTY SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

On May 17, 2010, Thomas McKerr of AEC conducted an environmental assessment of the Property to find if current usage or activities on the Property have created, or have the potential to create, an environmental impairment to the Property. The results of the Property reconnaissance are presented below.

A Property site reconnaissance typically begins with a guided tour of the interior of the buildings on the Property. During this assessment, access to the Property was unaccompanied. During the site reconnaissance an emphasis is placed on viewing areas where activities likely to use and generate hazardous materials occur such as maintenance and repair areas, boiler rooms and manufacturing areas. In addition, accessible common areas and a representative sample of tenant (occupant) spaces are observed.

The reconnaissance continues by touring the exterior of the Property buildings and viewing the interior of any secondary structures such as sheds. The site reconnaissance is completed by viewing the Property from all adjacent public thoroughfares and commercial properties (where possible).

During the current assessment, the Property appeared to be completely accessible and limitations were not placed on Property access.

6.2 General Site Setting

In general the Property was observed to be in undeveloped condition. A description of the Property grounds, utilities and roads is provided in Sections 3.3 and 3.4. On-site activities observed during the reconnaissance of the Property did not appear to represent an environmental hazard to the Property. Tenants using or generating hazardous materials were not observed.

The Property is currently undeveloped and unoccupied. On-site activities of environmental concern were not observed during the reconnaissance of the Property.

6.3 Observations

Improvements and features were observed to determine if there was evidence of that the use, treatment, storage, disposal or generation of hazardous substances and petroleum products had occurred on the Property.

Odors:

Strong, pungent or noxious odors were not detected during the assessment.

Oil and Gas Pipelines and Wells

The 2003 edition of the Munger Map Book did not show oil wells on the Property or on adjoining or nearby sites. Map W1-4 prepared by the State of California Division of Oil, Gas and Geothermal

Resources depicted one oil within a one-mile radius of the Property. The well appears to be outside the Property but near the southwest border of the Property.

Stained Soil and Pavement:

Visual observations were made of the soil to find discolorations or surface staining which could be indicative of contaminant discharge.

Significant soil stains were not observed on the Property.

Water Retention Areas:

On the northwest end of the Property near Glenn Ranch Road a storm water retention basin was observed. Staining basin due to the improper disposal of hazardous substances and waste was not observed.

Pits, ponds, lagoons, swimming pools and other water retention areas were not observed on the Property.

Drums and Other Containers:

Drums or other potential chemical containers were not observed.

Hazardous Materials:

Hazardous materials were not observed on the Property.

Hazardous Waste Disposal:

Hazardous waste was not observed on the Property.

Solid Waste:

A minor amount of non-hazardous trash was observed. A 100-yard row of dumped concrete rubble was observed in the central north portion of the Property, approximately along the line between parcels 606-351-03 and -02.

Storm Drains:

Several storm water drains were observed along Glenn Ranch Road on the north side of the Property. Staining around the drains due to the improper disposal of hazardous substances and waste was not observed.

Several concrete lined drainage swales were observed in the center of the Property which were installed when Glenn Ranch Road was constructed in the late 1980s and early 1990s.

Surface Anomalies/Depression:

Visual observations were also made to find the presence of environmentally unusual and/or suspicious conditions such as land depressions and other surface anomalies indicative of possible oil wells, waste dump sites, leach fields or other subsurface activities.

Surface anomalies and depressions were not observed on the Property.

Surface Drainage on Site:

Based upon Property surface and improvement characteristics observed the reconnaissance of the Property, surface drainage at the Property would flow to the south on the east and center portions of the Property and to the west on the west side of the Property. All the drainages flow ultimately into Aliso Creek.

Underground and Aboveground Storage Tanks:

Underground and above ground storage tanks were not observed on the Property.

Vegetation:

Vegetation included trees, bushes, shrubs and weeds (including several thousand thistle plants). The vegetation appeared to be in good condition and did not appear to be damaged or stressed in a manner which could be attributable to the presence of contamination.

Pest Control:

The Property does not use pest control services.

Septic Systems and Wells:

Septic systems and water wells were not observed on the Property.

7.0 INTERVIEWS

7.1 Interview with Owner

No ownership representative was interviewed.

7.2 Interview with the Property Manager

A specific person was not identified as the Property manager.

7.3 Interviews with Occupants

The Property is unoccupied.

7.4 Interviews with Local Government Officials

A file review request was submitted to the Orange County Health Care Agency, which is the Certified Unified Program Agency (CUPA) for the Property and is responsible for enforcement and monitoring of various environmental programs. An address is required to search CUPA files. As this Property has not been developed, addresses were not available. EDR's database presented in Section 5.1 and 5.2 and included in Appendix D did not indicate that there are facilities on or near the Property that might have required remediation.

Similarly, the Orange County Fire Authority's (OCFA) main concern with this area is fire prevention. Information was not found concerning hazardous materials storage on the Property that might have required a permit from the OCFA.

In addition, the City of Lake Forest Building Department and Planning Department were contacted. These agencies did not find files of environmental concern for the Property.

7.5 Interviews with Others

Other interviews were not performed.

8.0 ADDITIONAL SERVICES

8.1 Asbestos and Lead-Based Paint

Since the Property was not developed with structures, a visual inspection for asbestos and lead-based paint concerns was not conducted during this assessment.

8.2 Lead in Water

The use of solder containing more than 0.2% lead for potable water systems was banned by USEPA effective 1986. Potable water is supplied to the area by the Irvine Ranch Water District (IRWD) which obtains approximately 65% of its water from the Orange County Groundwater Basin and the remaining 35% from imported surface sources. The 2008 water quality report published by IRWD indicates that the water supply met primary and secondary health-related standards established by the California Department of Health Services and the U.S. EPA.

8.3 Radon

Radon is a colorless, odorless gas that can seep into structures from the ground. It is a leading cause of lung cancer. The USEPA has a recommended action level of 4 picoCuries per liter (pCi/L) of air. The USEPA classes Orange County as Zone 3, indicating that the average indoor radon activity is not expected to exceed 2 pCi/L.

A state-wide radon survey conducted by the California Department of Health Services (DHS, California Statewide Radon Survey Screening Results, March 1990) included Orange County as part of Region 9. Only 0.5 percent of the homes in this area are expected to have radon levels above the EPA recommended action level. Of 41 site tested in Orange County, none were above 2.2 pCi/L.

Therefore, it is not anticipated that radon poses a significant environmental threat to the Property.

8.4 PCBs

A ban on polychlorinated biphenyl (PCB) use became effective in 1978. Two pad-mounted transformers were observed on the Property. The transformers are owned by Edison Company, which would be responsible for any leakage. A “Non-PCB” decal or sticker was not seen. Indications of current or past leakage or spills were not observed in the vicinity of the transformers. Based on the year of the development of the Property area (and assuming that the transformers were installed at that time), the presence of PCB-coolant is not likely.

Other potential PCB-containing equipment was not observed on the Property

9.0 FINDINGS AND OPINIONS

Based upon AEC's review of the information obtained during the course of this assessment of the Property and herein presented, we have formed the following opinions:

- The Property and adjoining sites were not found on the Standard Environmental Record sources required to be reviewed under ASTM Standard E1527-05, including the following:

United States Environmental Protection Agency (U.S. EPA) National Priorities List (NPL) (including delisted sites)
State- and tribal-equivalent priorities list
U.S. EPA Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) (including sites requiring no further action)
State- and tribal-equivalent CERCLIS
U.S. EPA Resource Conservation and Recovery Act (RCRA) Treatment, Storage and Disposal Facilities (TSDF) and CORRACTS Facilities
U.S. EPA RCRA Generators
U.S. EPA Emergency Response Notification System (ERNS)
Federal Institutional Control (IC) or Engineering Control (EC) Registries
State- and tribal-equivalent IC and EC Registries
State Leaking Underground Storage Tank Program (LUST) and tribal equivalent
State Registered Underground Storage Tank (UST) and tribal equivalent
State Solid Waste Information System (SWIS) and tribal equivalent
State and tribal Voluntary Cleanup Program (VCP) sites
State and tribal Brownfield sites

- Two sites within the vicinity of the Property appear on one or more of the lists provided by various government agencies. While the presence of these sites in the vicinity of the Property may constitute an environmental risk to the Property, evidence was not found during the course of our assessment which indicated that the Property has been adversely impacted by these sites nor that they represent an imminent threat to the Property..
- The review of historical information sources did not indicate that the Property had been subjected to past activities that would represent a potential environmental threat or impact to the Property.
- Two pad-mounted high voltage electrical transformers were observed on the Property. Evidence of leakage of transformer fluid or soil staining in the vicinity of the transformers was not found during the Property reconnaissance.
- A review of the county radon data did not indicate the Property was within an area where radon is likely to be found in buildings in concentrations above the U.S. Environmental Protection Agency action limit of 4.0 picoCuries per liter.
- Recognized environmental conditions were not found on the Property during this assessment.

10.0 RECOMMENDATIONS

Based upon AEC's review of the information presented in the report, and our resulting conclusions, we recommend the following:

- It is AEC's opinion that further environmental assessment of this Property is not warranted at this time.

11.0 DEVIATIONS

We have performed a Phase I Environmental Site Assessment of the Property at South of Glenn Ranch Road East of Saddleback Ranch Road, Lake Forest, Orange County, California in conformance with the scope and limitations of ASTM Standard Practice E 1527-05. Exceptions to, or deletions from, the standard practice are described in Section 1.2 of this report. This assessment did not reveal evidence of recognized environmental conditions in connection with the Property.

12.0 REFERENCES

12.1 Published References

Federal

U.S. Department of Agriculture
Natural Resources Conservation Service
Soil Survey of Orange County
Aerial Photo

U.S. Geological Survey
Topographic Maps
El Toro 1983 7.5 Minute Topo Map

Regional and State

State Water Resources Control Board
Geotracker

Department of Toxic Substances Control
Geotracker

Department of Conservation
Division of Oil, Gas & Geothermal Resources
Regional Wildcat Map W1-4, February 22, 2004

Orange County

Assessor Office
Parcel Map
Current Ownership Records
Previous Deed Transfers

Recorder Office
Current and Historical Deeds
Parcel Maps

Certified Unified Program Agency (CUPA)
Hazardous Materials Section
Cleanup Files
Hazardous Material Inspection Files

Fire Authority
Hazardous Materials Files
Business Plans
Incident Report Files

City of Lake Forest

Community Development Department
Building Permit File
Zoning Information

Commercial

Environmental Data Resources

Regulatory Data Base Search
Sanborn Fire Insurance Map Search
Aerials
Street Directories Search
Historical Topographic Maps
Flood Zone Designation

National Environmental Title Research (NETR)
Current Property Information

MSR Maps
Aerial Photos

TerraServer
Aerial Photos

First American Title Company FastWeb Database
Current Property Ownership Records
Historical Property Ownership Records

Geocon, Inc.

Geotechnical Investigation, Portola Center, Glenn Ranch Road and Saddleback Road, Lake Forest, California, Draft Report, March 19, 2008

Internet Resources

Orange County Almanac, www.ocalmanac.com/History, Accessed September 26, 2008

History of Whiting Ranch Wilderness Park at
www.ocparks.com/whitingranch/default.asp?Show=History, Accessed September 25 and 26, 2008

Other Publications

Geology of California, 2nd Edition, Robert Norris and Robert Webb, John Wiley & Sons, 1976, 1990

Geology of Southern California, Bulletin 170, California Division of Mines and Geology, 1965

Munger Map Book, "California – Alaska Oil and Gas Fields", Kay R. Munger, Los Angeles, 2003

13.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

I declare that to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312. I have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject property. I have developed and performed all the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Submitted:

A handwritten signature in black ink, appearing to read "Thomas J. McKerr", written in a cursive style.

Thomas J. McKerr REA #00404
Principal

14.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

Partial Resume

Active in the environmental field since 1971, a responder and Federal On-Scene Coordinator for hazardous materials spills on land and water, has managed RCRA facility closures, TSDF permitting, soil and groundwater investigations and remediation projects and provides client regulatory advice and strategy to assist clients in coping with changes in the regulatory matrix.

- Conducted and/or served as Project Manager for in excess of 2,500 Phase I, II and III environmental assessments and audits, including multiple site projects. Participating member of the ASTM Committee drafting national Phase I standards.
- Project Manager for remedial investigation/feasibility study portion of groundwater contamination site in Pennsylvania (now a Superfund site). The site was the result of injecting plating wastes and chlorinated solvents into aquifers. Conducted historical research into past uses of the site and nearby sites, located and investigated old wells on site, supervised pump and slug tests, developed public information, and conducted public hearings.
- Project Manager for remediation of numerous petroleum contaminated soil and groundwater sites. Methods included vapor extraction (internal combustion engine and carbon canister), pump and treat (internal combustion engine, air strippers, ozone destruction and carbon canister) and bioventing/bioremediation.
- Conducted numerous preliminary and comprehensive asbestos lead-based paint surveys in commercial, medical, industrial and residential sites. Developed operations and maintenance plans and abatement specifications. Supervised abatement projects.

California Registered Environmental Assessor 00404

California Certified Asbestos Consultants 92-0027

Certified Lead Inspector and Risk Assessor 382

Air & Waste Management Association

Environmental Professionals Organization

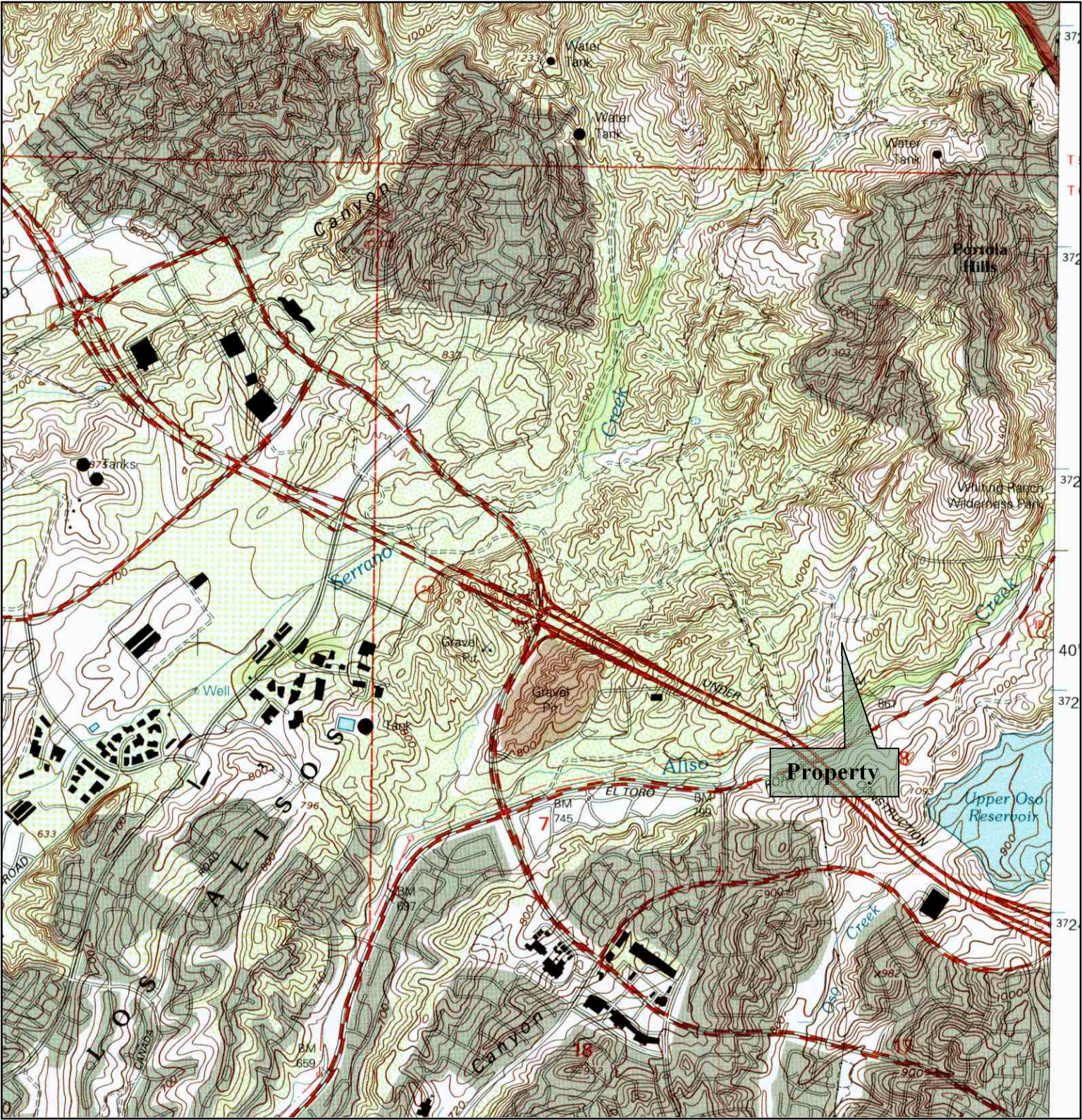
ASTM Committee E50 (Environmental Site Assessments (Vice-Chair) and Asbestos Evaluations)


ASTM Committee E06 (Building Systems)

APPENDIX A

FIGURES

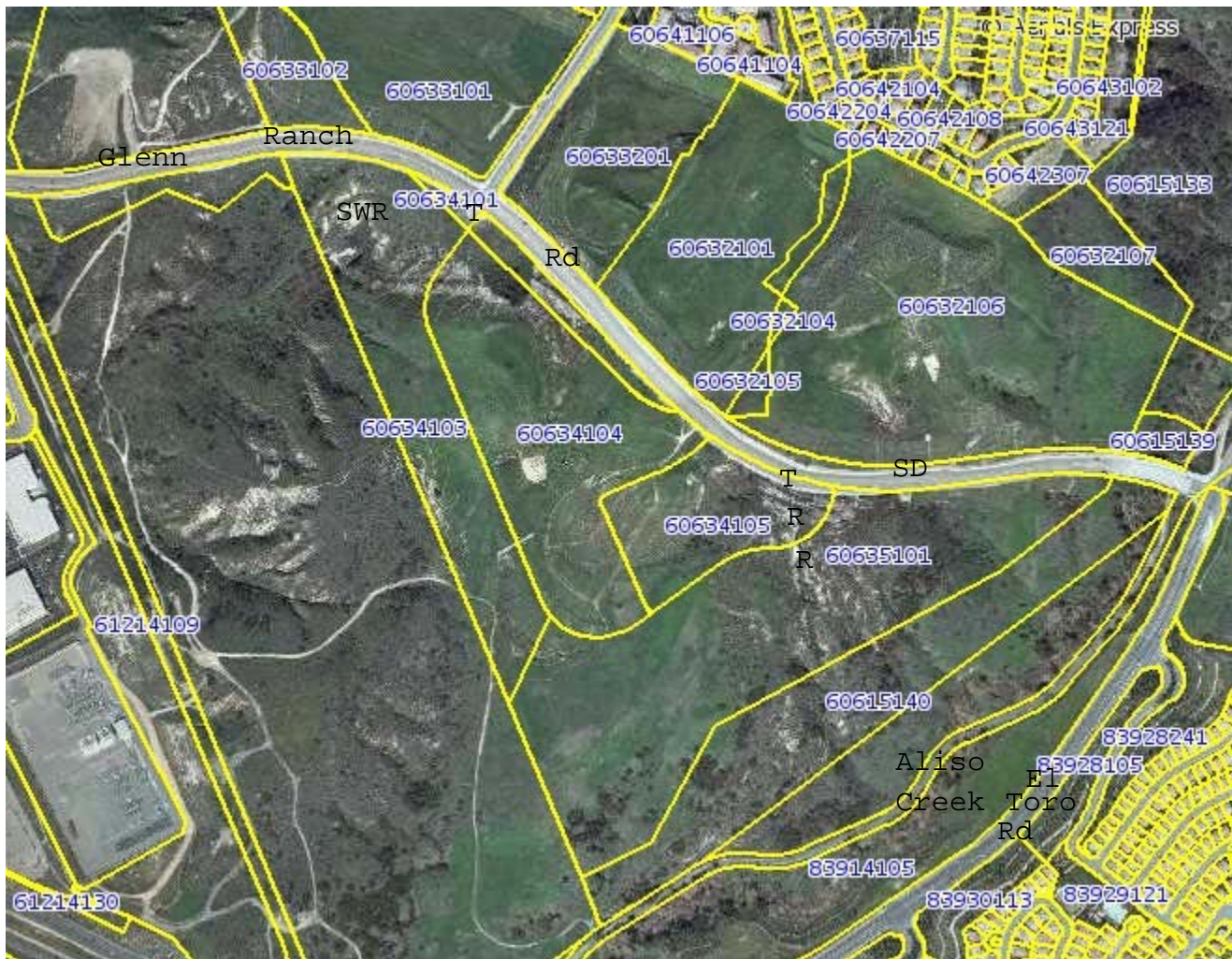
Historical Topographic Map



	TARGET QUAD NAME: EL TORO MAP YEAR: 1997	SITE NAME: Portola Ranch South ADDRESS: Glenn Ranch Road/Saddleback Ranch Road Lake Forest, CA 92610	CLIENT: Coast 2 Coast Env. CONTACT: Marybeth Norgren INQUIRY#: 2320094.4 RESEARCH DATE: 09/17/2008
	SERIES: 7.5 SCALE: 1:24000	LAT/LONG: 33.6719 / 117.63	



Print



Close Window

Note: "Old" parcel numbers

FI

FIGURE 2 - PROPERTY PLAN	North 	<u>Legend:</u> T = Pad transformer	R = Concrete Rubble
No Scale		SD = Storm drain	SWR = Storm Water Retention Basin

APPENDIX B

PHOTOGRAPHS



STORM WATER RETENTION BASIN, NORTH PORTION PARCEL 606-341-08



NORTH SIDE OF HILL, NORTH END OF PARCEL 606-341-09



**PARCEL 606-341-09 LOOKING SOUTHEAST
(EL TORO ROAD AND HIGHWAY 241 AT UPPER RIGHT REAR)**



PARCEL 606-351-02 LOOKING NORTHEAST



EASTERN PORTION OF PARCEL 606-351-02 LOOKING SOUTHWEST



PARCEL 606-351-02 LOOKING WEST ALONG GLENN RANCH ROAD



CONCRETE RUBBLE IN NORTH CENTRAL PORTION OF PROPERTY



PROPERTY, LOOKING SOUTHWEST FROM HILL IN EASTERN PORTION OF PARCEL 606-351-02

APPENDIX C

HISTORICAL RESEARCH DOCUMENTATION



Property

INQUIRY #: 2320094.5

YEAR: 1938

| = 555'





INQUIRY #: 2320094.5

YEAR: 1946

| = 655'





INQUIRY #: 2320094.5

YEAR: 1953

| = 555'



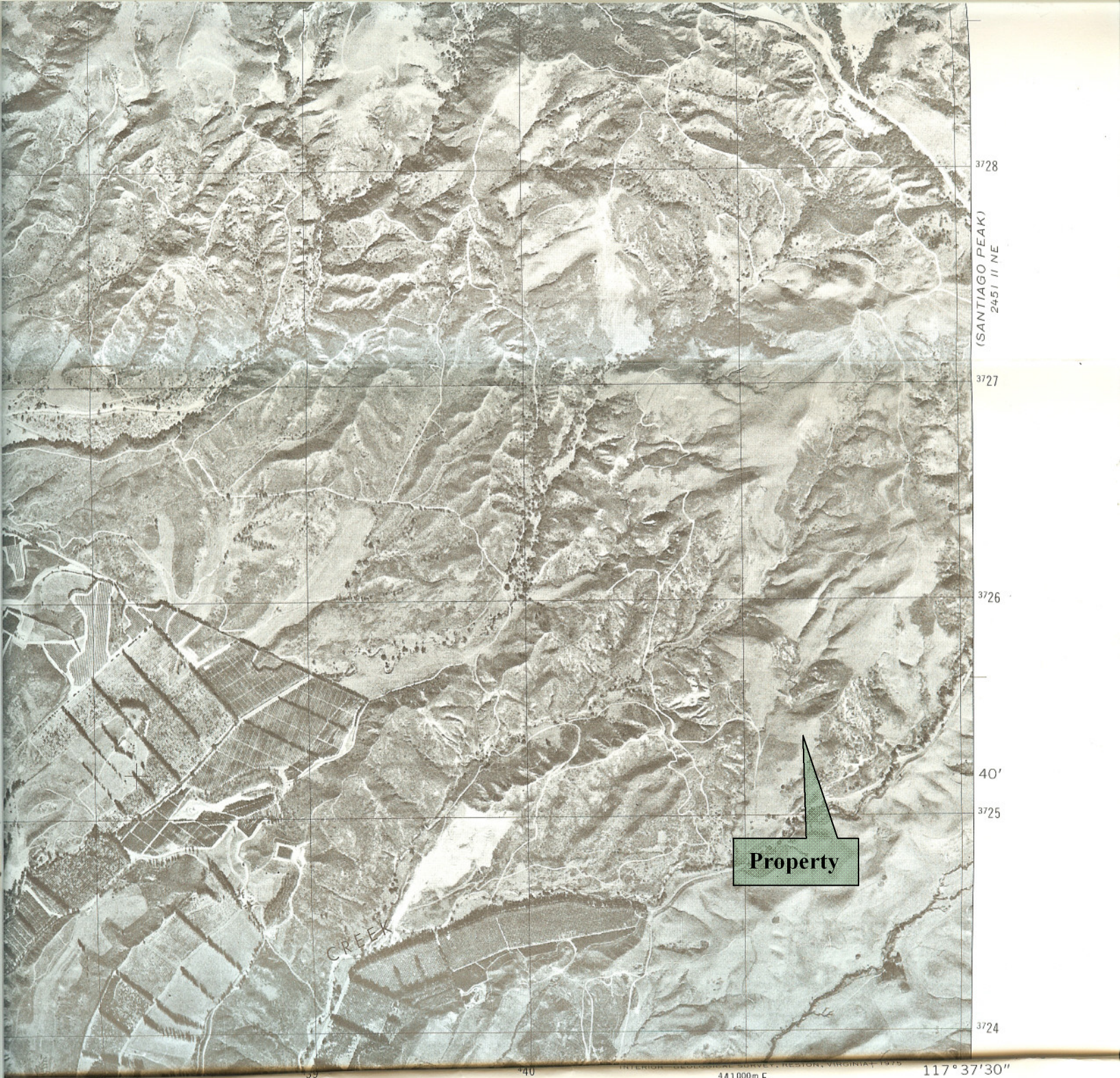


INQUIRY #: 2320094.5

YEAR: 1968

| = 666'





1 MILE
FEET



QUADRANGLE LOCATION

1" = 2000'

PRINCIPAL NUMBERED HIGHWAYS

Interstate Route U. S. Route State Route

This quadrangle area also covered by
1:24,000-scale topographic map

EL TORO, CALIF.
N3337.5—W11737.5/7.5

1974

AMS 2451 II NW—SERIES V095

(CANADA
GOVERNADORA)
2451 II SE



INQUIRY #: 2320094.5

YEAR: 1977

| = 666'





INQUIRY #: 2320094.5

YEAR: 1990

| = 666'





INQUIRY #: 2320094.5

YEAR: 1994

| = 666'





Approximate Scale: 1 inch = 1,350 feet

Photograph Date: January 1996



INQUIRY #: 2320094.5

YEAR: 2002

| = 666'



[Send To Printer](#)[Back To MSR Maps](#)[Change to 11x17 Print Size](#)[Show Grid Lines](#)[Change to Landscape](#)

El Toro, California, United States 06 Jun 2002



Image courtesy of the U.S. Geological Survey

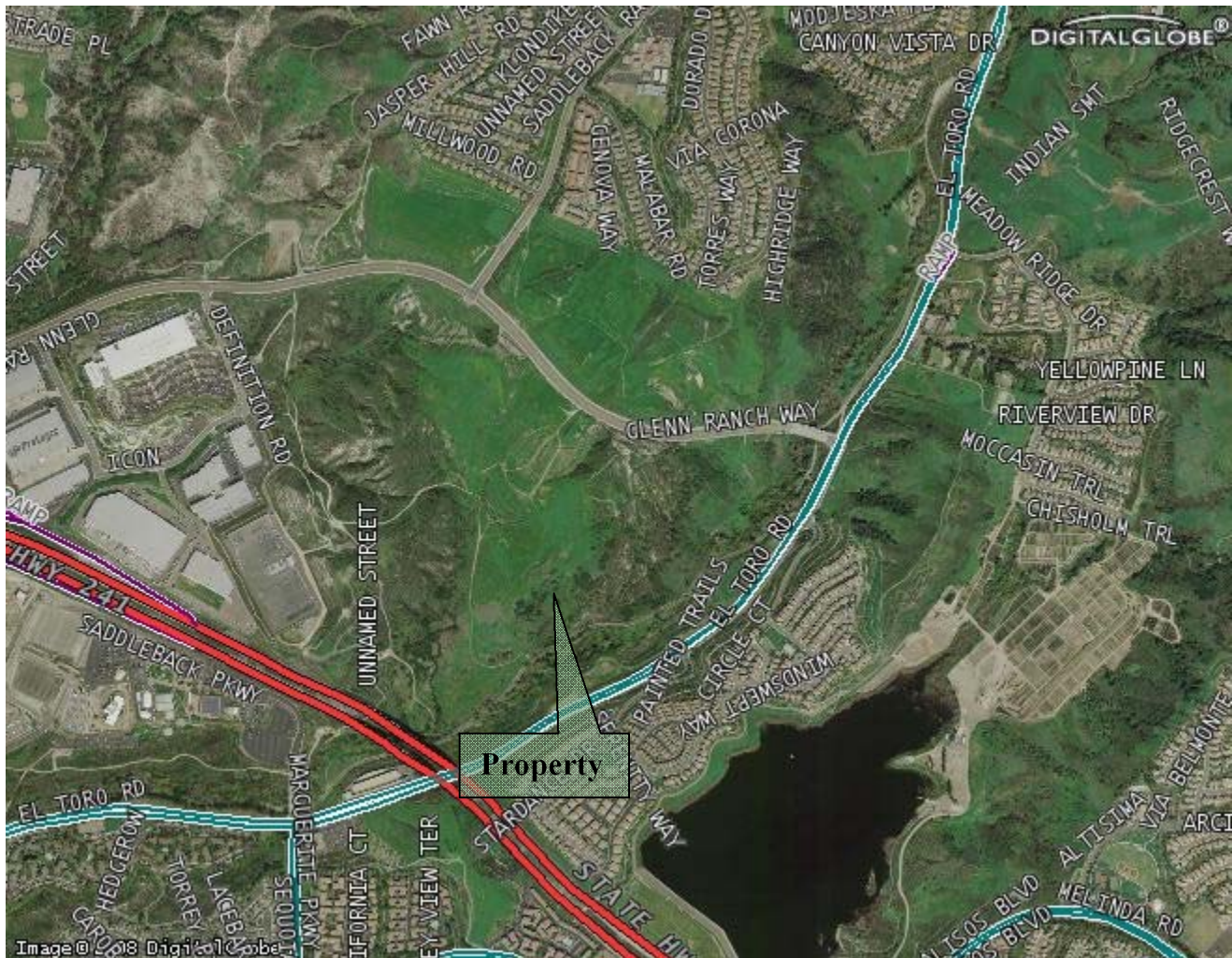
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Approximate Scale: 1 inch = 1,350 feet

Photograph Date: July 2005



Approximate Scale: 1 inch = 1,350 feet

Photograph Date: March 2008



 Print



Close Window

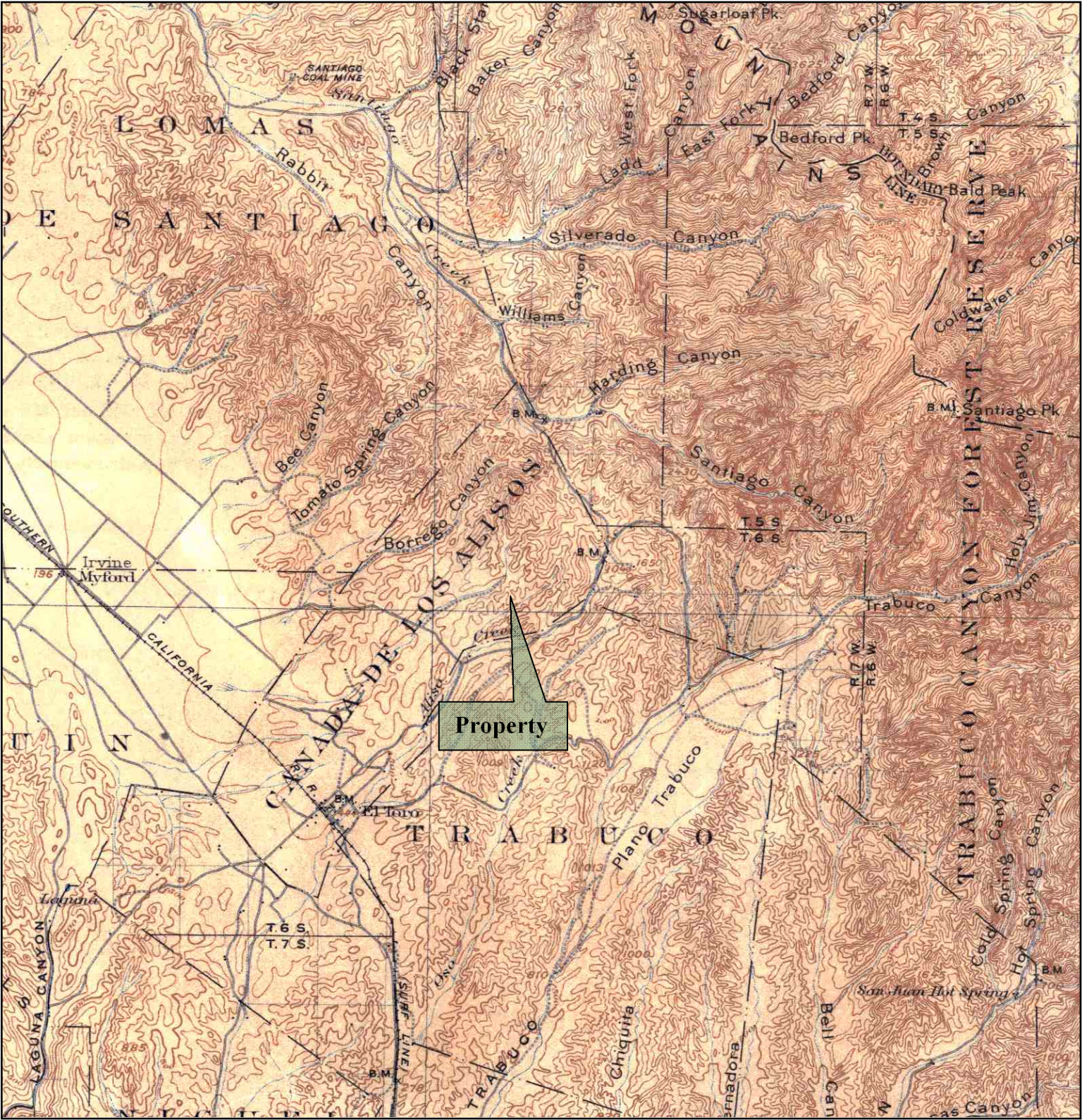
4/15/2009


Historical Topographic Map



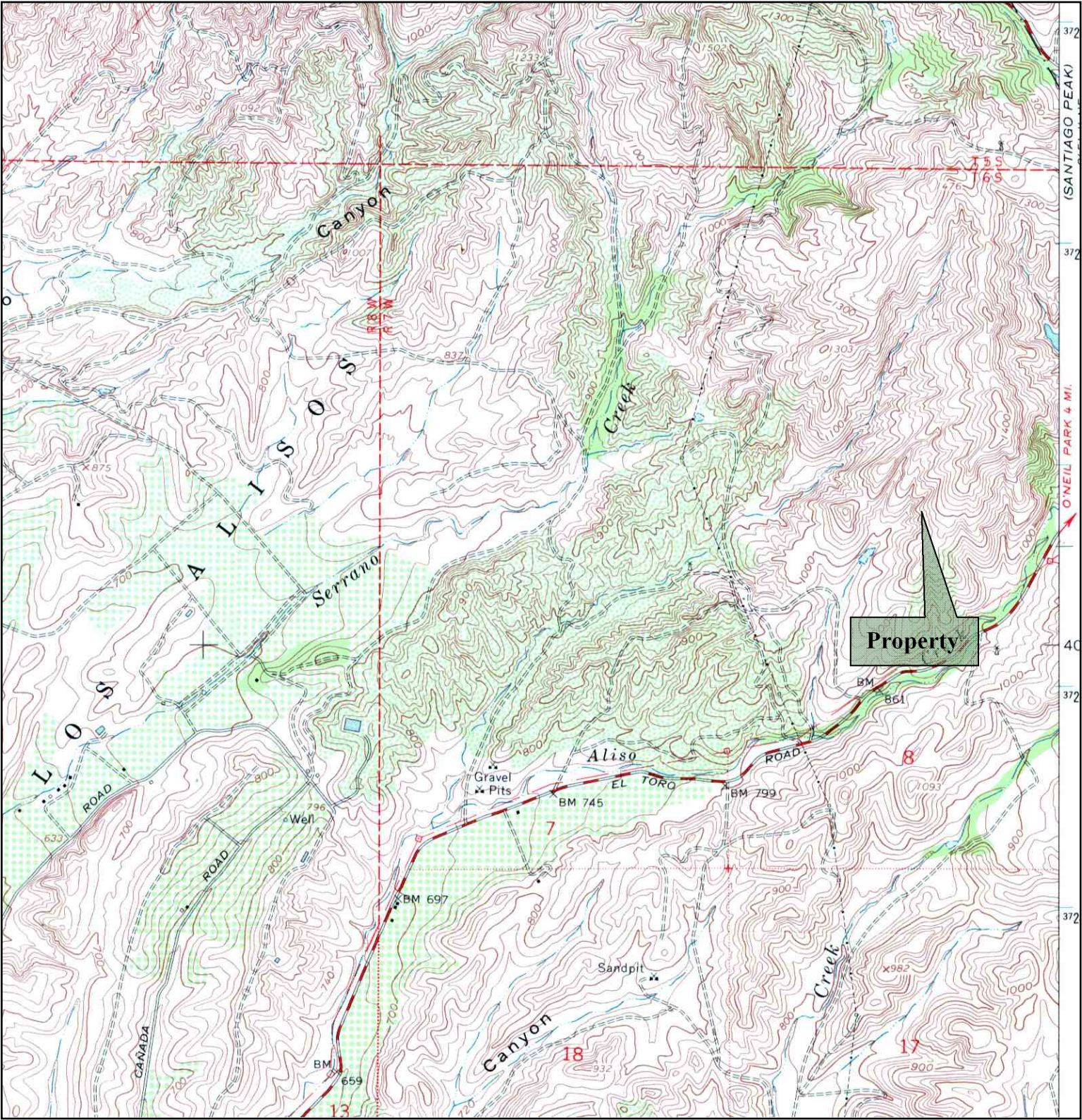
<p>N ↑</p>	<p>TARGET QUAD NAME: SOUTHERN CA SHEET 1 MAP YEAR: 1901 SERIES: 60 SCALE: 1:250000</p>	<p>SITE NAME: Portola Ranch South ADDRESS: Glenn Ranch Road/Saddleback Ranch Road Lake Forest, CA 92610 LAT/LONG: 33.6719 / 117.63</p>	<p>CLIENT: Coast 2 Coast Env. CONTACT: Marybeth Norgren INQUIRY#: 2320094.4 RESEARCH DATE: 09/17/2008</p>
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Historical Topographic Map



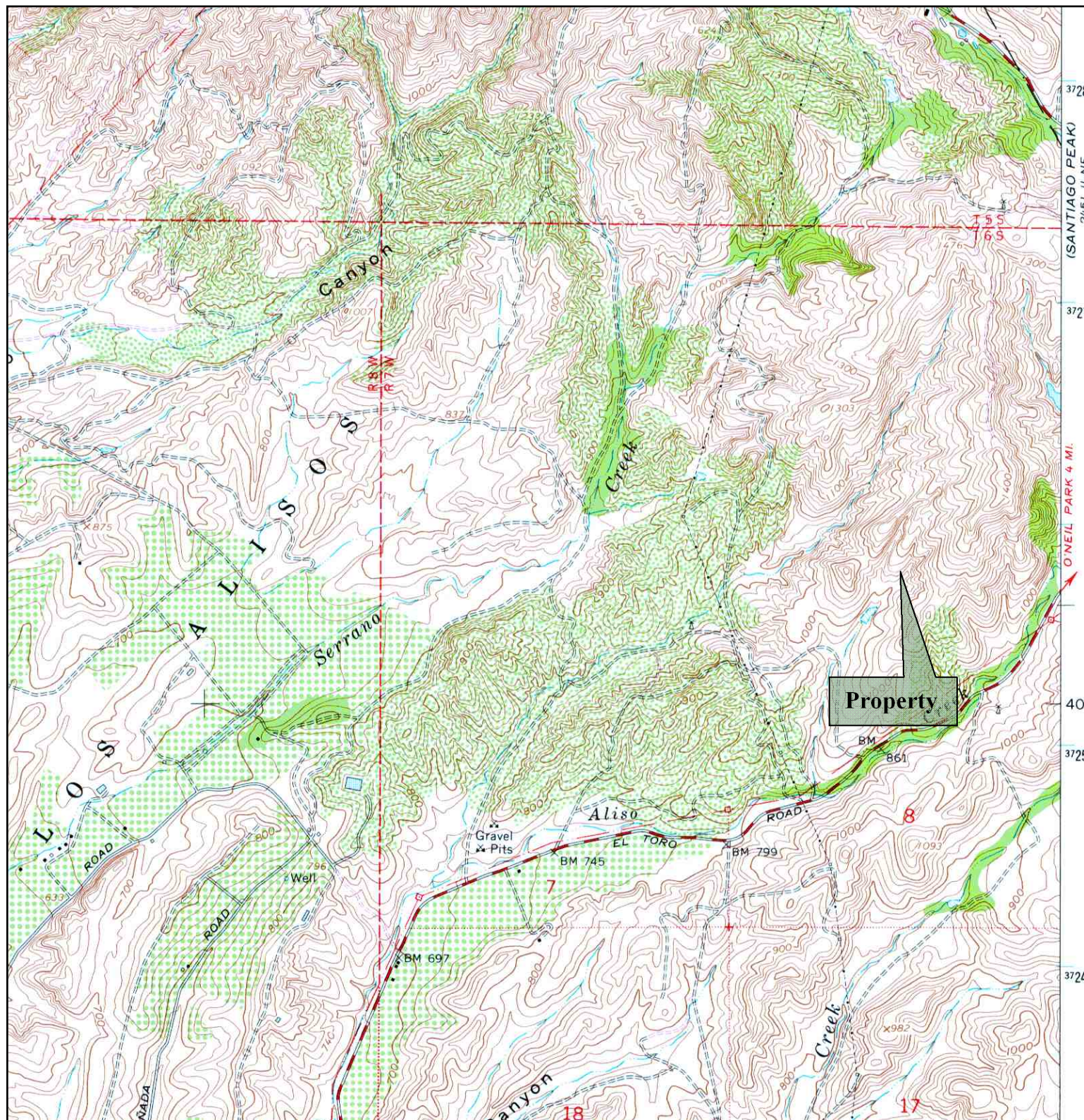
	TARGET QUAD NAME: CORONA MAP YEAR: 1902	SITE NAME: Portola Ranch South ADDRESS: Glenn Ranch Road/Saddleback Ranch Road Lake Forest, CA 92610	CLIENT: Coast 2 Coast Env. CONTACT: Marybeth Norgren INQUIRY#: 2320094.4 RESEARCH DATE: 09/17/2008
	SERIES: 30 SCALE: 1:125000	LAT/LONG: 33.6719 / 117.63	

Historical Topographic Map



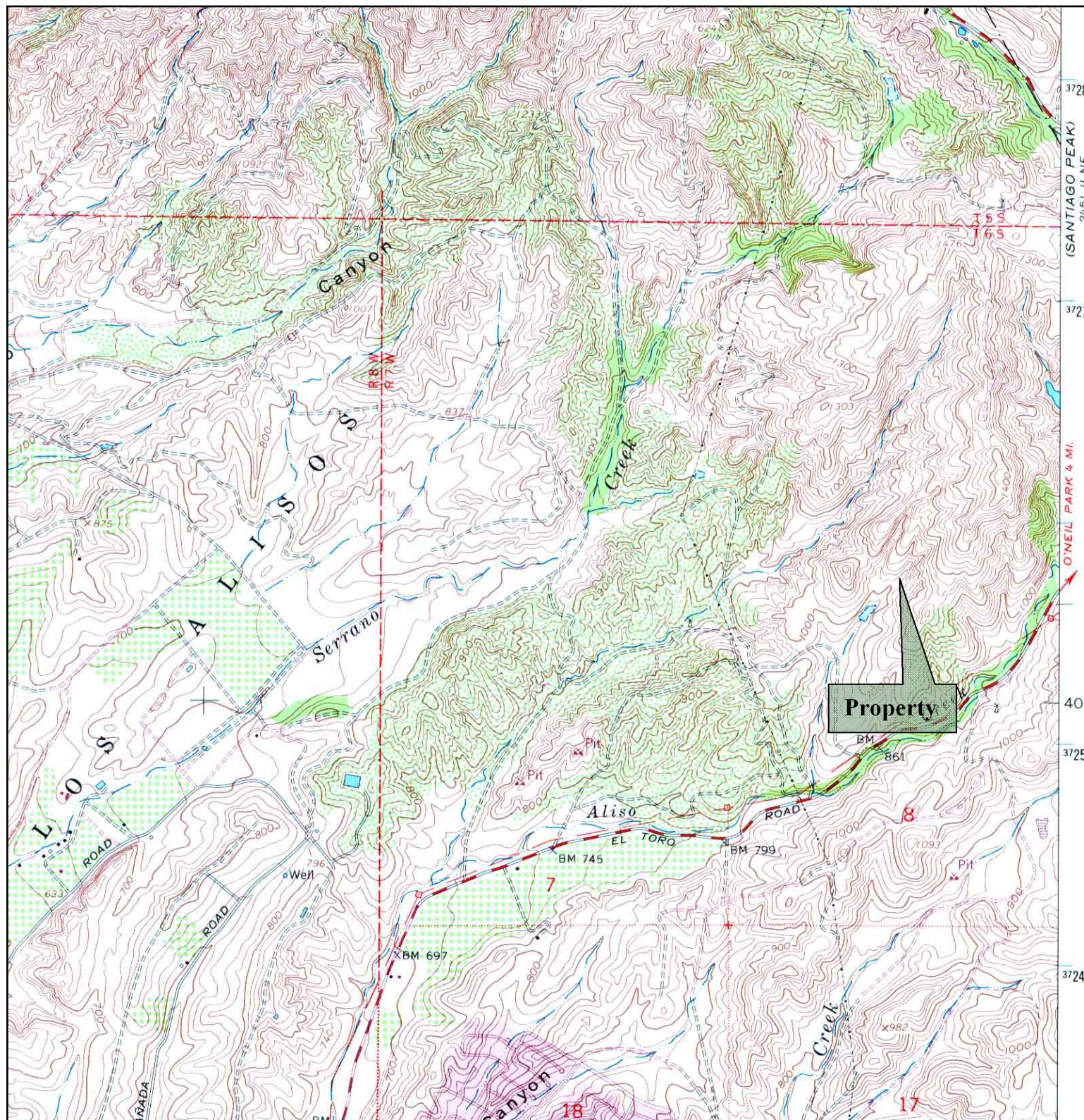
	TARGET QUAD NAME: EL TORO MAP YEAR: 1968	SITE NAME: Portola Ranch South ADDRESS: Glenn Ranch Road/Saddleback Ranch Road Lake Forest, CA 92610	CLIENT: Coast 2 Coast Env. CONTACT: Marybeth Norgren INQUIRY#: 2320094.4 RESEARCH DATE: 09/17/2008
	SERIES: 7.5 SCALE: 1:24000	LAT/LONG: 33.6719 / 117.63	

Historical Topographic Map



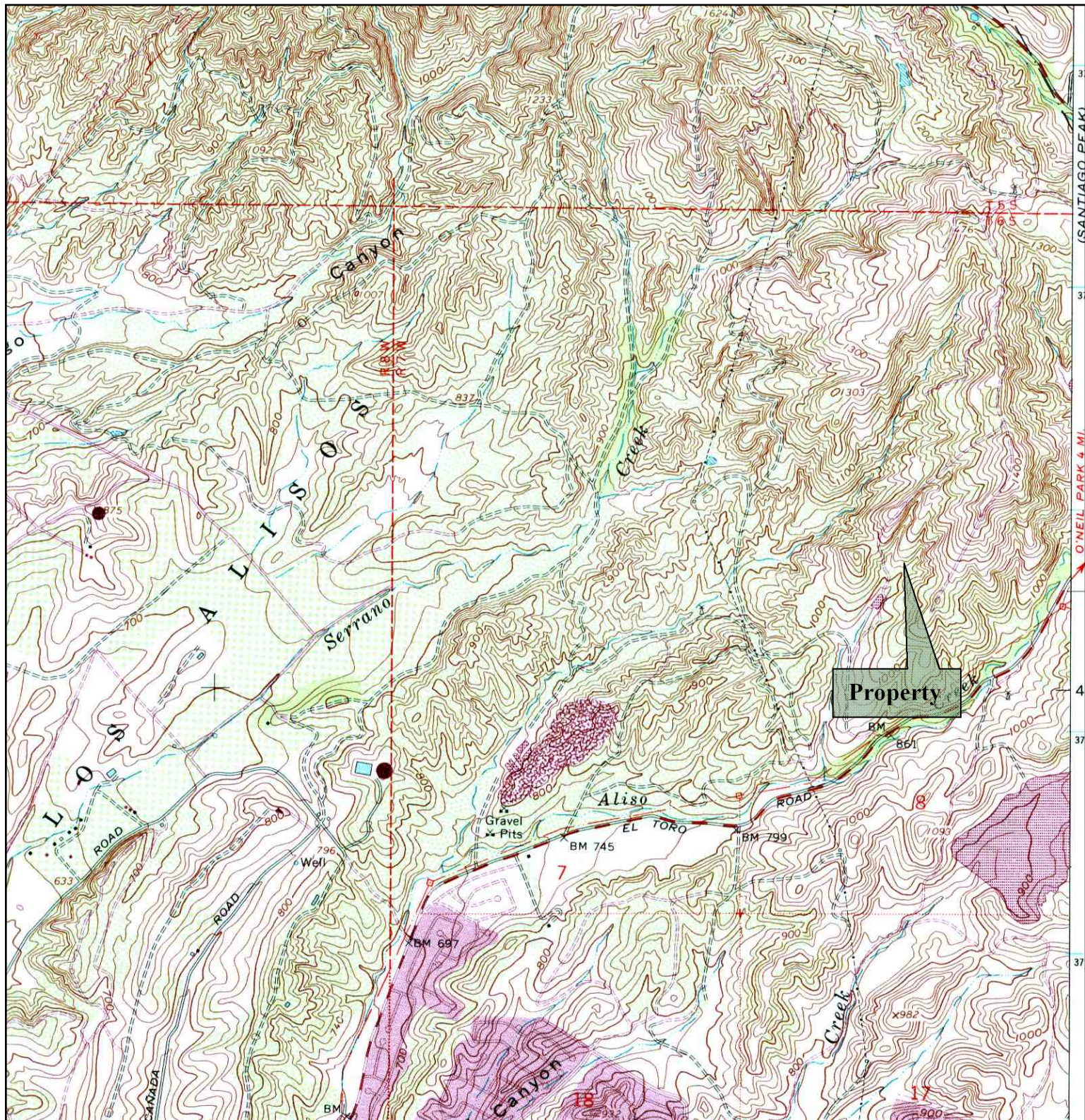
<p>N ↑</p>	<p>TARGET QUAD NAME: EL TORO MAP YEAR: 1978 PHOTOREVISED FROM: 1968 SERIES: 7.5 SCALE: 1:24000</p>	<p>SITE NAME: Portola Ranch South ADDRESS: Glenn Ranch Road/Saddleback Ranch Road Lake Forest, CA 92610 LAT/LONG: 33.6719 / 117.63</p>	<p>CLIENT: Coast 2 Coast Env. CONTACT: Marybeth Norgren INQUIRY#: 2320094.4 RESEARCH DATE: 09/17/2008</p>
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Historical Topographic Map



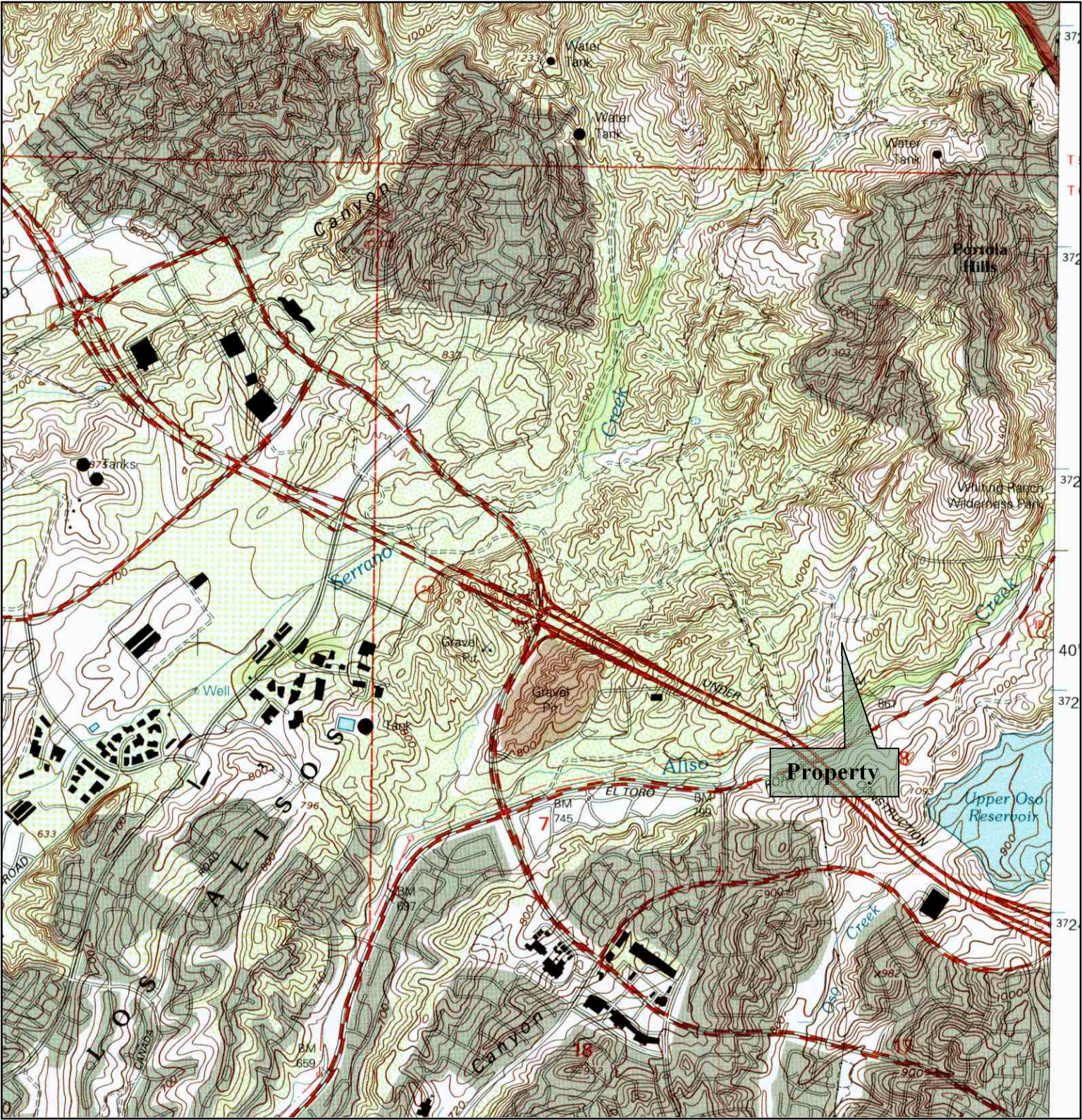
<p>N ↑</p>	<p>TARGET QUAD NAME: EL TORO MAP YEAR: 1981 PHOTOREVISED FROM: 1968 SERIES: 7.5 SCALE: 1:24000</p>	<p>SITE NAME: Portola Ranch South ADDRESS: Glenn Ranch Road/Saddleback Ranch Road Lake Forest, CA 92610 LAT/LONG: 33.6719 / 117.63</p>	<p>CLIENT: Coast 2 Coast Env. CONTACT: Marybeth Norgren INQUIRY#: 2320094.4 RESEARCH DATE: 09/17/2008</p>
----------------	--	--	---

Historical Topographic Map



<p>N ↑</p>	<p>TARGET QUAD NAME: EL TORO MAP YEAR: 1982 PHOTOREVISED FROM: 1968 SERIES: 7.5 SCALE: 1:24000</p>	<p>SITE NAME: Portola Ranch South ADDRESS: Glenn Ranch Road/Saddleback Ranch Road Lake Forest, CA 92610 LAT/LONG: 33.6719 / 117.63</p>	<p>CLIENT: Coast 2 Coast Env. CONTACT: Marybeth Norgren INQUIRY#: 2320094.4 RESEARCH DATE: 09/17/2008</p>
----------------	--	--	---

Historical Topographic Map



<div>N</div> <div>↑</div>	TARGET QUAD	SITE NAME:	Portola Ranch South	CLIENT:	Coast 2 Coast Env.
	NAME: EL TORO	ADDRESS:	Glenn Ranch Road/Saddleback Ranch Road	CONTACT:	Marybeth Norgren
	MAP YEAR: 1997		Lake Forest, CA 92610	INQUIRY#:	2320094.4
	SERIES: 7.5	LAT/LONG:	33.6719 / 117.63	RESEARCH DATE:	09/17/2008
	SCALE: 1:24000				

Certified Sanborn® Map Report

9/17/08

Site Name:

Portola Ranch South
Glenn Ranch Road/Saddleback
Lake Forest, CA 92610

Client Name:

Coast 2 Coast Env.
13964 Boquita Drive
Del Mar, CA 92014



Environmental Data Resources Inc

EDR Inquiry # 2320094.3s

Contact: Marybeth Norgren

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Coast 2 Coast Env. were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: Portola Ranch South
Address: Glenn Ranch Road/Saddleback Ranch Road
City, State, Zip: Lake Forest, CA 92610
Cross Street:
P.O. # 2008-095
Project: 2008-095
Certification # BF13-43B3-9659



Sanborn® Library search results
Certification # BF13-43B3-9659

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

Total Maps: 0

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APPENDIX D

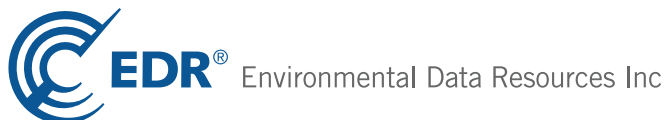
REGULATORY RECORDS DOCUMENTATION

Portola Ranch - Southern Portion

Glen Ranch Road/Saddleback Ranch Road
Trabuco Canyon, CA 92679

Inquiry Number: 2770662.1s
May 17, 2010

The EDR Radius Map™ Report with GeoCheck®



440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

GLEN RANCH ROAD/SADDLEBACK RANCH ROAD
TRABUCO CANYON, CA 92679

COORDINATES

Latitude (North):	33.671100 - 33° 40' 16.0"
Longitude (West):	117.636700 - 117° 38' 12.1"
Universal Transverse Mercator:	Zone 11
UTM X (Meters):	440974.7
UTM Y (Meters):	3725677.5
Elevation:	1097 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	33117-F6 EL TORO, CA
Most Recent Revision:	1982
East Map:	33117-F5 SANTIAGO PEAK, CA
Most Recent Revision:	1988

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL	National Priority List
Proposed NPL	Proposed National Priority List Sites
NPL LIENS	Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL	National Priority List Deletions
--------------------	----------------------------------

EXECUTIVE SUMMARY

Federal CERCLIS list

CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
FEDERAL FACILITY..... Federal Facility Site Information listing

Federal CERCLIS NFRAP site List

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROL..... Sites with Institutional Controls

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE..... State Response Sites

State- and tribal - equivalent CERCLIS

ENVIROSTOR..... EnviroStor Database

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

AST..... Aboveground Petroleum Storage Tank Facilities
INDIAN UST..... Underground Storage Tanks on Indian Land
FEMA UST..... Underground Storage Tank Listing

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing
VCP..... Voluntary Cleanup Program Properties

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

EXECUTIVE SUMMARY

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 9.....	Torres Martinez Reservation Illegal Dump Site Locations
ODI.....	Open Dump Inventory
WMUDS/SWAT.....	Waste Management Unit Database
SWRCY.....	Recycler Database
HAULERS.....	Registered Waste Tire Haulers Listing
INDIAN ODI.....	Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

US CDL.....	Clandestine Drug Labs
HIST Cal-Sites.....	Historical Calsites Database
SCH.....	School Property Evaluation Program
Toxic Pits.....	Toxic Pits Cleanup Act Sites
CDL.....	Clandestine Drug Labs
US HIST CDL.....	National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

CA FID UST.....	Facility Inventory Database
HIST UST.....	Hazardous Substance Storage Container Database
SWEEPS UST.....	SWEEPS UST Listing

Local Land Records

LIENS 2.....	CERCLA Lien Information
LUCIS.....	Land Use Control Information System
LIENS.....	Environmental Liens Listing
DEED.....	Deed Restriction Listing

Records of Emergency Release Reports

HMIRS.....	Hazardous Materials Information Reporting System
CHMIRS.....	California Hazardous Material Incident Report System
LDS.....	Land Disposal Sites Listing
MCS.....	Military Cleanup Sites Listing
Orange Co. Industrial Site.....	List of Industrial Site Cleanups

Other Ascertainable Records

RCRA-NonGen.....	RCRA - Non Generators
DOT OPS.....	Incident and Accident Data
DOD.....	Department of Defense Sites
FUDS.....	Formerly Used Defense Sites
CONSENT.....	Superfund (CERCLA) Consent Decrees
ROD.....	Records Of Decision
UMTRA.....	Uranium Mill Tailings Sites
MINES.....	Mines Master Index File
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing

EXECUTIVE SUMMARY

SSTS.....	Section 7 Tracking Systems
ICIS.....	Integrated Compliance Information System
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
RADINFO.....	Radiation Information Database
RAATS.....	RCRA Administrative Action Tracking System
CA BOND EXP. PLAN.....	Bond Expenditure Plan
CA WDS.....	Waste Discharge System
NPDES.....	NPDES Permits Listing
Cortese.....	"Cortese" Hazardous Waste & Substances Sites List
HIST CORTESE.....	Hazardous Waste & Substance Site List
DRYCLEANERS.....	Cleaner Facilities
WIP.....	Well Investigation Program Case List
EMI.....	Emissions Inventory Data
INDIAN RESERV.....	Indian Reservations
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
FINANCIAL ASSURANCE.....	Financial Assurance Information Listing
HWP.....	EnviroStor Permitted Facilities Listing
HWT.....	Registered Hazardous Waste Transporter Database
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
COAL ASH DOE.....	Sleam-Electric Plan Operation Data
MWMP.....	Medical Waste Management Program Listing
PROC.....	Certified Processors Database

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants.....	EDR Proprietary Manufactured Gas Plants
EDR Historical Auto Stations.....	EDR Proprietary Historic Gas Stations
EDR Historical Cleaners.....	EDR Proprietary Historic Dry Cleaners

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

EXECUTIVE SUMMARY

RCRA-LQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

A review of the RCRA-LQG list, as provided by EDR, and dated 02/17/2010 has revealed that there is 1 RCRA-LQG site within approximately 0.75 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
OAKLEY INC	1 ICON	WSW 1/2 - 1 (0.634 mi.)	6	12

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 02/17/2010 has revealed that there are 2 RCRA-SQG sites within approximately 0.75 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
I P C COMMUNICATION SERVICES	20081 ELLIPSE	W 1/2 - 1 (0.687 mi.)	7	20
CALMAT CO EL TORO	20851 EL TORO RD STE 10	SSW 1/2 - 1 (0.692 mi.)	8	23

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Integrated Waste Management Board's Solid Waste Information System (SWIS) database.

A review of the SWF/LF list, as provided by EDR, and dated 02/22/2010 has revealed that there is 1 SWF/LF site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
OC PUBLIC WORKS PORTOLA YARD L	20791 EL TORO ROAD	SSW 1/2 - 1 (0.749 mi.)	9	24

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 03/22/2010 has revealed that there are 2 LUST sites within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
STANDARD CONCRETE PRODUCTS IN Status: Completed - Case Closed	20851 ELTORO RD	SSW 1/2 - 1 (0.826 mi.)	10	25

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CAMEO HOMES Status: Completed - Case Closed	19812 EL TORO RD	ENE 1/2 - 1 (0.881 mi.)	B11	32

SLIC: SLIC Region comes from the California Regional Water Quality Control Board.

A review of the SLIC list, as provided by EDR, and dated 03/22/2010 has revealed that there are 2 SLIC sites within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CAMEO HOMES Facility Status: Completed - Case Closed	19812 EL TORO ROAD	ENE 1/2 - 1 (0.881 mi.)	B12	33
CAMEO HOMES	19812 EL TORO ROAD	ENE 1/2 - 1 (0.881 mi.)	B13	34

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, and dated 03/22/2010 has revealed that there is 1 UST site within approximately 0.75 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PORTOLA 8 TO 9 PUMP STATION	18967 SADDLEBACK RANCH	NNE 1/4 - 1/2 (0.295 mi.)	1	8

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

FINDS: The Facility Index System contains both facility information and "pointers" to other sources of information that contain more detail. These include: RCRIS; Permit Compliance System (PCS); Aerometric Information Retrieval System (AIRS); FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]; CERCLIS; DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes); Federal Underground Injection Control (FURS); Federal Reporting Data System (FRDS); Surface Impoundments (SIA); TSCA Chemicals in Commerce Information System (CICS); PADS; RCRA-J (medical waste transporters/disposers); TRIS; and TSCA. The source of this database is the U.S. EPA/NTIS.

A review of the FINDS list, as provided by EDR, and dated 10/19/2009 has revealed that there is 1 FINDS site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ITT MARINE & LEISURE GROUP	20 ICON	W 1/4 - 1/2 (0.431 mi.)	A2	8

EXECUTIVE SUMMARY

Notify 65: Notify 65 records contain facility notifications about any release that could impact drinking water and thereby expose the public to a potential health risk. The data come from the State Water Resources Control Board's Proposition 65 database.

A review of the Notify 65 list, as provided by EDR, and dated 10/21/1993 has revealed that there is 1 Notify 65 site within approximately 1.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CORNER OF LOS ALISOS BLVD. &	SANTA MARGARITA PKWY.	SSW 1 - 2 (1.055 mi.)	14	34

HAZNET: The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000-1,000,000 annually, representing approximately 350,000-500,000 shipments. Data from non-California manifests & continuation sheets are not included at the present time. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, & disposal method. The source is the Department of Toxic Substance Control is the agency

A review of the HAZNET list, as provided by EDR, and dated 12/31/2008 has revealed that there are 3 HAZNET sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
INTOWN PROPERTIES, INC/HUD	28404 PUEBLO DR	N 1/4 - 1/2 (0.497 mi.)	5	11
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ITT INDUSTRIES-FLOJET	20 ICON	W 1/4 - 1/2 (0.431 mi.)	A3	8
COMPRESSION INC	13765 D ALTON PKWY	WSW 1/4 - 1/2 (0.438 mi.)	4	10

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

<u>Site Name</u>	<u>Database(s)</u>
RESTAURANT & RETAIL DEVELOPMENT	NPDES
THE ARBOR	NPDES
THE ORCHARD AT SADDLEBACK	NPDES
HOME DEPOT EL TORO CA	NPDES
UPPER GLEN BOOSTER STN (TCWD)	SWEEPS UST
XPRESS CLEANERS	DRYCLEANERS,HAZNET
CROWN CLEANERS	RCRA-SQG,FINDS,HAZNET,DRYCLEANERS
SILVER DRY CLEANERS	DRYCLEANERS
R&S SOIL PRODUCTS, INC.	LF
HOME SAVINGS OF AMERICA	HAZNET
SADDLEBACK CHURCH	HAZNET
SADDLEBACK CHURCH	HAZNET
DIST 12/CONSTR/EA12-0F1804	HAZNET
CALTRANS DIST 12/THEROPLASTIC/EA-1	HAZNET
PG&E	HAZNET
PORTOLA TOWING	RCRA-SQG,FINDS
OAKLEY INC	WDS
EL MORRO CONVERSION TO CAMPGRO	WDS
SOUTHERN CALIFORNIA GAS CO	DOT OPS
OAKLEY CORPORATION	EMI

OVERVIEW MAP - 2770662.1s



★ Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

▲ Manufactured Gas Plants

■ National Priority List Sites

■ Dept. Defense Sites

■ Indian Reservations BIA

— Power transmission lines

— Oil & Gas pipelines

■ 100-year flood zone

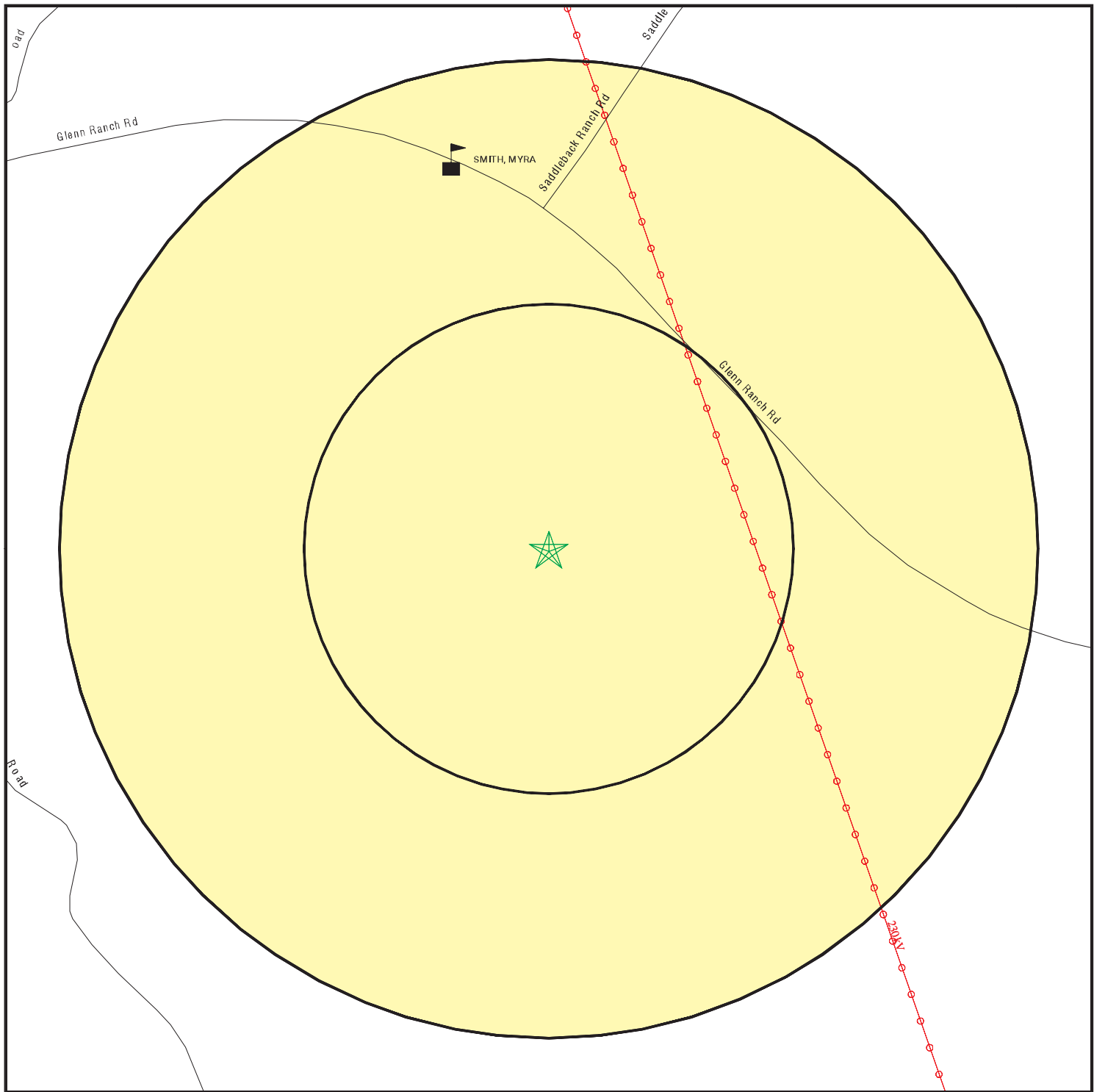
■ 500-year flood zone

■ Areas of Concern

SITE NAME: Portola Ranch - Southern Portion
ADDRESS: Glen Ranch Road/Saddleback Ranch Road
Trabuco Canyon CA 92679
LAT/LONG: 33.6711 / 117.6367

CLIENT: Anchor Environmental Consult.
CONTACT: Om Mckerr
INQUIRY #: 2770662.1s
DATE: May 17, 2010 12:06 pm

DETAIL MAP - 2770662.1s



★ Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

⚙ Manufactured Gas Plants

⚠ Sensitive Receptors

🏠 National Priority List Sites

🏠 Dept. Defense Sites



Indian Reservations BIA



Power transmission lines



Oil & Gas pipelines



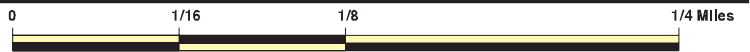
100-year flood zone



500-year flood zone



Areas of Concern



SITE NAME: Portola Ranch - Southern Portion
 ADDRESS: Glen Ranch Road/Saddleback Ranch Road
 Trabuco Canyon CA 92679
 LAT/LONG: 33.6711 / 117.6367

CLIENT: Anchor Environmental Consult.
 CONTACT: Om Mckerr
 INQUIRY #: 2770662.1s
 DATE: May 17, 2010 12:06 pm

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL		1.500	0	0	0	0	0	0
Proposed NPL		1.500	0	0	0	0	0	0
NPL LIENS		0.500	0	0	0	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL		1.500	0	0	0	0	0	0
<i>Federal CERCLIS list</i>								
CERCLIS		1.000	0	0	0	0	NR	0
FEDERAL FACILITY		1.500	0	0	0	0	0	0
<i>Federal CERCLIS NFRAP site List</i>								
CERC-NFRAP		1.000	0	0	0	0	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS		1.500	0	0	0	0	0	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF		1.000	0	0	0	0	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG		0.750	0	0	0	1	NR	1
RCRA-SQG		0.750	0	0	0	2	NR	2
RCRA-CESQG		0.750	0	0	0	0	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
US ENG CONTROLS		1.000	0	0	0	0	NR	0
US INST CONTROL		1.000	0	0	0	0	NR	0
<i>Federal ERNS list</i>								
ERNS		0.500	0	0	0	NR	NR	0
<i>State- and tribal - equivalent NPL</i>								
RESPONSE		1.500	0	0	0	0	0	0
<i>State- and tribal - equivalent CERCLIS</i>								
ENVIROSTOR		1.500	0	0	0	0	0	0
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF		1.000	0	0	0	1	NR	1
<i>State and tribal leaking storage tank lists</i>								
LUST		1.000	0	0	0	2	NR	2
SLIC		1.000	0	0	0	2	NR	2

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST		1.000	0	0	0	0	NR	0
State and tribal registered storage tank lists								
UST		0.750	0	0	1	0	NR	1
AST		0.750	0	0	0	0	NR	0
INDIAN UST		0.750	0	0	0	0	NR	0
FEMA UST		0.750	0	0	0	0	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP		1.000	0	0	0	0	NR	0
VCP		1.000	0	0	0	0	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
Local Brownfield lists								
US BROWNFIELDS		1.000	0	0	0	0	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
DEBRIS REGION 9		1.000	0	0	0	0	NR	0
ODI		1.000	0	0	0	0	NR	0
WMUDS/SWAT		1.000	0	0	0	0	NR	0
SWRCY		1.000	0	0	0	0	NR	0
HAULERS		0.500	0	0	0	NR	NR	0
INDIAN ODI		1.000	0	0	0	0	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL		0.500	0	0	0	NR	NR	0
HIST Cal-Sites		1.500	0	0	0	0	0	0
SCH		0.750	0	0	0	0	NR	0
Toxic Pits		1.500	0	0	0	0	0	0
CDL		0.500	0	0	0	NR	NR	0
US HIST CDL		0.500	0	0	0	NR	NR	0
Local Lists of Registered Storage Tanks								
CA FID UST		0.750	0	0	0	0	NR	0
HIST UST		0.750	0	0	0	0	NR	0
SWEEPS UST		0.750	0	0	0	0	NR	0
Local Land Records								
LIENS 2		0.500	0	0	0	NR	NR	0
LUCIS		1.000	0	0	0	0	NR	0
LIENS		0.500	0	0	0	NR	NR	0
DEED		1.000	0	0	0	0	NR	0
Records of Emergency Release Reports								
HMIRS		0.500	0	0	0	NR	NR	0
CHMIRS		0.500	0	0	0	NR	NR	0
LDS		0.500	0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
MCS		0.500	0	0	0	NR	NR	0
Orange Co. Industrial Site		0.500	0	0	0	NR	NR	0
<i>Other Ascertainable Records</i>								
RCRA-NonGen		0.750	0	0	0	0	NR	0
DOT OPS		0.500	0	0	0	NR	NR	0
DOD		1.500	0	0	0	0	0	0
FUDS		1.500	0	0	0	0	0	0
CONSENT		1.500	0	0	0	0	0	0
ROD		1.500	0	0	0	0	0	0
UMTRA		1.000	0	0	0	0	NR	0
MINES		0.750	0	0	0	0	NR	0
TRIS		0.500	0	0	0	NR	NR	0
TSCA		0.500	0	0	0	NR	NR	0
FTTS		0.500	0	0	0	NR	NR	0
HIST FTTS		0.500	0	0	0	NR	NR	0
SSTS		0.500	0	0	0	NR	NR	0
ICIS		0.500	0	0	0	NR	NR	0
PADS		0.500	0	0	0	NR	NR	0
MLTS		0.500	0	0	0	NR	NR	0
RADINFO		0.500	0	0	0	NR	NR	0
FINDS		0.500	0	0	1	NR	NR	1
RAATS		0.500	0	0	0	NR	NR	0
CA BOND EXP. PLAN		1.500	0	0	0	0	0	0
CA WDS		0.500	0	0	0	NR	NR	0
NPDES		0.500	0	0	0	NR	NR	0
Cortese		1.000	0	0	0	0	NR	0
HIST CORTESE		0.500	0	0	0	NR	NR	0
Notify 65		1.500	0	0	0	0	1	1
DRYCLEANERS		0.750	0	0	0	0	NR	0
WIP		0.750	0	0	0	0	NR	0
HAZNET		0.500	0	0	3	NR	NR	3
EMI		0.500	0	0	0	NR	NR	0
INDIAN RESERV		1.500	0	0	0	0	0	0
SCRD DRYCLEANERS		1.000	0	0	0	0	NR	0
FINANCIAL ASSURANCE		0.500	0	0	0	NR	NR	0
HWP		1.500	0	0	0	0	0	0
HWT		0.750	0	0	0	0	NR	0
COAL ASH EPA		1.000	0	0	0	0	NR	0
PCB TRANSFORMER		0.500	0	0	0	NR	NR	0
COAL ASH DOE		0.500	0	0	0	NR	NR	0
MWMP		0.750	0	0	0	0	NR	0
PROC		1.000	0	0	0	0	NR	0
<u>EDR PROPRIETARY RECORDS</u>								
<i>EDR Proprietary Records</i>								
Manufactured Gas Plants		1.500	0	0	0	0	0	0
EDR Historical Auto Stations		0.750	0	0	0	0	NR	0
EDR Historical Cleaners		0.750	0	0	0	0	NR	0

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
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NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

1
NNE
1/4-1/2
0.295 mi.
1557 ft.

PORTOLA 8 TO 9 PUMP STATION
18967 SADDLEBACK RANCH RD
TRABUCO CANYON, CA 92679

UST **U003784438**
N/A

Relative:
Lower

Actual:
1004 ft.

UST:
Global ID: 14121
Latitude: 33.67523
Longitude: -117.63541

A2
West
1/4-1/2
0.431 mi.
2275 ft.

ITT MARINE & LEISURE GROUP
20 ICON
FOOTHILL RANCH, CA 92610

FINDS **1005845654**
N/A

Site 1 of 2 in cluster A

Relative:
Lower

FINDS:

Registry ID: 110008061854

Actual:
860 ft.

Environmental Interest/Information System
US EPA TRIS (Toxics Release Inventory System) contains information from facilities on the amounts of over 300 listed toxic chemicals that these facilities release directly to air, water, land, or that are transported off-site.

A3
West
1/4-1/2
0.431 mi.
2275 ft.

ITT INDUSTRIES-FLOJET
20 ICON
FOOTHILL RANCH, CA 92610

HAZNET **S104569576**
N/A

Site 2 of 2 in cluster A

Relative:
Lower

HAZNET:

Gepaid: CAL000217011
Contact: JEFF MELO/MANAGER ESH
Telephone: 9498594945
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 20 ICON
Mailing City,St,Zip: FOOTHILL RANCH, CA 926100000
Gen County: Orange
TSD EPA ID: CAT000646117
TSD County: Orange
Waste Category: Other organic solids
Disposal Method: Disposal, Land Fill
Tons: 0.27
Facility County: Orange

Actual:
860 ft.

Gepaid: CAL000217011
Contact: JEFF MELO/MANAGER ESH
Telephone: 9498594945
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 20 ICON
Mailing City,St,Zip: FOOTHILL RANCH, CA 926100000
Gen County: Orange

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ITT INDUSTRIES-FLOJET (Continued)

S104569576

TSD EPA ID: CAT080013352
TSD County: Orange
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Tons: 1.14
Facility County: Orange

Gepaid: CAL000217011
Contact: JEFF MELO/MANAGER ESH
Telephone: 9498594945
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 20 ICON
Mailing City,St,Zip: FOOTHILL RANCH, CA 926100000
Gen County: Orange
TSD EPA ID: CAT080033681
TSD County: Orange
Waste Category: Other organic solids
Disposal Method: Recycler
Tons: 0.08
Facility County: Orange

Gepaid: CAL000214897
Contact: ITT INDUSTRIES INC
Telephone: 9146412000
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 20 ICON
Mailing City,St,Zip: FOOTHILL RANCH, CA 926100000
Gen County: Lakes
TSD EPA ID: CAD028409019
TSD County: Los Angeles
Waste Category: Laboratory waste chemicals
Disposal Method: Transfer Station
Tons: .2041
Facility County: Lakes

Gepaid: CAL000217011
Contact: JEFF MELO/MANAGER ESH
Telephone: 9498594945
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 20 ICON
Mailing City,St,Zip: FOOTHILL RANCH, CA 926100000
Gen County: Orange
TSD EPA ID: Not reported
TSD County: Orange
Waste Category: Other inorganic solid waste
Disposal Method: Transfer Station
Tons: 0
Facility County: Not reported

[Click this hyperlink](#) while viewing on your computer to access
20 additional CA_HAZNET: record(s) in the EDR Site Report.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

4
WSW
1/4-1/2
0.438 mi.
2313 ft.

COMPRESSION INC
13765 D ALTON PKWY
IRVINE, CA 92718

HAZNET **S103958275**
N/A

Relative:
Lower

HAZNET:

Actual:
1005 ft.

Gepaid: CAL000163854
Contact: COMPRESSION INC
Telephone: 9495865875
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 13765 ALTON PKWY STE D
Mailing City,St,Zip: IRVINE, CA 926181627
Gen County: Orange
TSD EPA ID: CAD008302903
TSD County: Los Angeles
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Tons: 1.7514
Facility County: Orange

Gepaid: CAL000163854
Contact: COMPRESSION INC
Telephone: 9495865875
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 13765 ALTON PKWY STE D
Mailing City,St,Zip: IRVINE, CA 926181627
Gen County: Orange
TSD EPA ID: CAD008252405
TSD County: Los Angeles
Waste Category: Unspecified organic liquid mixture
Disposal Method: Recycler
Tons: .2085
Facility County: Orange

Gepaid: CAL000163854
Contact: COMPRESSION INC
Telephone: 9495865875
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 13765 ALTON PKWY STE D
Mailing City,St,Zip: IRVINE, CA 926181627
Gen County: Orange
TSD EPA ID: CAD982444481
TSD County: San Bernardino
Waste Category: Other organic solids
Disposal Method: Transfer Station
Tons: .0500
Facility County: Orange

Gepaid: CAL000163854
Contact: COMPRESSION INC
Telephone: 9495865875
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 13765 ALTON PKWY STE D
Mailing City,St,Zip: IRVINE, CA 926181627

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COMPRESSION INC (Continued)

S103958275

Gen County: Orange
TSD EPA ID: CAD982444481
TSD County: San Bernardino
Waste Category: Other inorganic solid waste
Disposal Method: Transfer Station
Tons: .7214
Facility County: Orange

Gepaid: CAL000163854
Contact: COMPRESSION INC
Telephone: 9495865875
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 13765 ALTON PKWY STE D
Mailing City,St,Zip: IRVINE, CA 926181627
Gen County: Orange
TSD EPA ID: CAD982444481
TSD County: San Bernardino
Waste Category: Unspecified oil-containing waste
Disposal Method: Transfer Station
Tons: .5107
Facility County: Orange

[Click this hyperlink](#) while viewing on your computer to access
2 additional CA_HAZNET: record(s) in the EDR Site Report.

5
North
1/4-1/2
0.497 mi.
2622 ft.

INTOWN PROPERTIES, INC/HUD
28404 PUEBLO DR
TRABUCO CANYON, CA 92679

HAZNET S103970965
N/A

Relative:
Higher

HAZNET:
Gepaid: CAC001081752
Contact: HUD
Telephone: 0000000000
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 5528-3A E LA PALMA
Mailing City,St,Zip: ANAHEIM HILLS, CA 928070000
Gen County: Orange
TSD EPA ID: CAD028409019
TSD County: Los Angeles
Waste Category: Household waste
Disposal Method: Transfer Station
Tons: .0060
Facility County: Orange

Actual:
1200 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

EDR ID Number
EPA ID Number

6
WSW
1/2-1
0.634 mi.
3350 ft.

OAKLEY INC
1 ICON
FOOTHILL RANCH, CA 92610

RCRA-LQG
FINDS
1001126704
CAR000017871

Relative:
Lower

RCRA-LQG:

Date form received by agency: 07/14/2009
Facility name: OAKLEY INC
Facility address: ONE ICON
FOOTHILL RANCH, CA 92610
EPA ID: CAR000017871
Contact: JAMES INCE-SCOTT
Contact address: ONE ICON
FOOTHILL RANCH, CA 92610
Contact country: US
Contact telephone: 949-900-7085
Contact email: JINCE-SCOTT@OAKLEY.COM
EPA Region: 09
Land type: Private
Classification: Large Quantity Generator
Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:

Owner/operator name: OAKLEY, INC
Owner/operator address: 1 ICON
FOOTHILL RANCH, CA 92610
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 03/14/1997
Owner/Op end date: Not reported

Owner/operator name: OAKLEY INC
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Legal status: Other
Owner/Operator Type: Operator
Owner/Op start date: 04/14/1997
Owner/Op end date: Not reported

Owner/operator name: LUXOTTICA GROUP S P A
Owner/operator address: VIA C CANTU 2
MILAN, 20123
Owner/operator country: IT

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

OAKLEY INC (Continued)

1001126704

Owner/operator telephone: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: 11/13/2007
Owner/Op end date: Not reported

Owner/operator name: OAKLEY, INC
Owner/operator address: Not reported
Not reported
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 03/14/1997
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No
Off-site waste receiver: Commercial status unknown

Universal Waste Summary:

Waste type: Other
Accumulated waste on-site: No
Generated waste on-site: No

Waste type: Batteries
Accumulated waste on-site: No
Generated waste on-site: Not reported

Waste type: Lamps
Accumulated waste on-site: No
Generated waste on-site: Not reported

Waste type: Pesticides
Accumulated waste on-site: No
Generated waste on-site: Not reported

Waste type: Thermostats
Accumulated waste on-site: No
Generated waste on-site: Not reported

Waste type: Batteries

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

OAKLEY INC (Continued)

1001126704

Accumulated waste on-site: No
Generated waste on-site: Not reported

Waste type: Lamps
Accumulated waste on-site: No
Generated waste on-site: Not reported

Waste type: Pesticides
Accumulated waste on-site: No
Generated waste on-site: Not reported

Waste type: Thermostats
Accumulated waste on-site: No
Generated waste on-site: Not reported

Historical Generators:

Date form received by agency: 02/27/2008
Facility name: OAKLEY INC
Site name: OAKLEY, INC
Classification: Large Quantity Generator

Date form received by agency: 02/24/2006
Facility name: OAKLEY INC
Site name: OAKLEY, INC.
Classification: Large Quantity Generator

Date form received by agency: 05/19/2004
Facility name: OAKLEY INC
Classification: Large Quantity Generator

Date form received by agency: 02/12/2004
Facility name: OAKLEY INC
Site name: OAKLEY, INC.
Classification: Large Quantity Generator

Date form received by agency: 02/11/1997
Facility name: OAKLEY INC
Site name: OAKLEY
Classification: Large Quantity Generator

Hazardous Waste Summary:

Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSLEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D002
Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

OAKLEY INC (Continued)

1001126704

THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

Waste code: D006
Waste name: CADMIUM

Waste code: D008
Waste name: LEAD

Waste code: D018
Waste name: BENZENE

Waste code: D035
Waste name: METHYL ETHYL KETONE

Waste code: F003
Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code: F005
Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D002
Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

Waste code: D005
Waste name: BARIUM

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

OAKLEY INC (Continued)

1001126704

Waste code: D006
Waste name: CADMIUM

Waste code: D007
Waste name: CHROMIUM

Waste code: D008
Waste name: LEAD

Waste code: D011
Waste name: SILVER

Waste code: D018
Waste name: BENZENE

Waste code: D035
Waste name: METHYL ETHYL KETONE

Waste code: F003
Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code: F005
Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Biennial Reports:

Last Biennial Reporting Year: 2007

Annual Waste Handled:

Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Amount (Lbs): 491122

Waste code: D002
Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

OAKLEY INC (Continued)

1001126704

OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

Amount (Lbs): 6165

Waste code: D005
Waste name: BARIUM
Amount (Lbs): 200

Waste code: D006
Waste name: CADMIUM
Amount (Lbs): 650

Waste code: D007
Waste name: CHROMIUM
Amount (Lbs): 200

Waste code: D008
Waste name: LEAD
Amount (Lbs): 650

Waste code: D011
Waste name: SILVER
Amount (Lbs): 200

Waste code: D018
Waste name: BENZENE
Amount (Lbs): 230890

Waste code: D035
Waste name: METHYL ETHYL KETONE
Amount (Lbs): 230890

Waste code: F003
Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Amount (Lbs): 490492

Waste code: F005
Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Amount (Lbs): 490492

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

OAKLEY INC (Continued)

1001126704

Facility Has Received Notices of Violations:

Regulation violated: Not reported
Area of violation: Generators - General
Date violation determined: 06/22/2009
Date achieved compliance: 06/22/2009
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 06/22/2009
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: Generators - General
Date violation determined: 05/23/2006
Date achieved compliance: Not reported
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 05/23/2006
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: Generators - General
Date violation determined: 05/23/2006
Date achieved compliance: Not reported
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 01/27/2005
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Evaluation Action Summary:

Evaluation date: 06/22/2009
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Generators - General
Date achieved compliance: 06/22/2009
Evaluation lead agency: State

Evaluation date: 11/13/2008
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

OAKLEY INC (Continued)

1001126704

Evaluation date: 03/27/2007
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 05/23/2006
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Generators - General
Date achieved compliance: Not reported
Evaluation lead agency: Local

Evaluation date: 03/08/2005
Evaluation: FOCUSED COMPLIANCE INSPECTION
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State Contractor/Grantee

Evaluation date: 01/27/2005
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Generators - General
Date achieved compliance: Not reported
Evaluation lead agency: State Contractor/Grantee

FINDS:

Registry ID: 110013828064

Environmental Interest/Information System

The NEI (National Emissions Inventory) database contains information on stationary and mobile sources that emit criteria air pollutants and their precursors, as well as hazardous air pollutants (HAPs).

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

US EPA TRIS (Toxics Release Inventory System) contains information from facilities on the amounts of over 300 listed toxic chemicals that these facilities release directly to air, water, land, or that are transported off-site.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

EDR ID Number
EPA ID Number

7
West
1/2-1
0.687 mi.
3625 ft.

I P C COMMUNICATION SERVICES
20081 ELLIPSE
FOOTHILL RANCH, CA 92610

RCRA-SQG
FINDS
HAZNET
1001217664
CAR000039552

Relative:
Lower

RCRA-SQG:

Date form received by agency: 05/06/1998
Facility name: I P C COMMUNICATION SERVICES
Facility address: 20081 ELLIPSE
FOOTHILL RANCH, CA 92610
EPA ID: CAR000039552
Contact: TERRY SULLIVAN
Contact address: 20846 NORMANDIE AVE
TORRANCE, CA 90502
Contact country: US
Contact telephone: (310) 320-2555
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: I P C COMMUNICATIONS
Owner/operator address: 20081 ELLIPSE
FOOTHILL RANCH, CA 92610
Owner/operator country: Not reported
Owner/operator telephone: (714) 588-7765
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): Unknown
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
Used oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No
Off-site waste receiver: Verified to be non-commercial

Historical Generators:

Date form received by agency: 05/06/1998
Facility name: I P C COMMUNICATION SERVICES

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

I P C COMMUNICATION SERVICES (Continued)

1001217664

Classification: Small Quantity Generator

Hazardous Waste Summary:

Waste code: D002

Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

Violation Status: No violations found

FINDS:

Registry ID: 110002922286

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

HAZNET:

Gepaid: CAR000039552
Contact: Not reported
Telephone: 0000000000
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 20081 ELLIPSE
Mailing City,St,Zip: FOOTHILL RANCH, CA 926100000
Gen County: Orange
TSD EPA ID: CAD028409019
TSD County: Los Angeles
Waste Category: Unspecified oil-containing waste
Disposal Method: Treatment, Tank
Tons: .9382
Facility County: Orange

Gepaid: CAR000039552
Contact: Not reported
Telephone: 0000000000
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 20081 ELLIPSE
Mailing City,St,Zip: FOOTHILL RANCH, CA 926100000
Gen County: Orange
TSD EPA ID: CAD028409019
TSD County: Los Angeles
Waste Category: Off-specification, aged, or surplus organics
Disposal Method: Transfer Station
Tons: .0834
Facility County: Orange

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

I P C COMMUNICATION SERVICES (Continued)

1001217664

Gepaid: CAR000039552
Contact: Not reported
Telephone: 0000000000
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 20081 ELLIPSE
Mailing City,St,Zip: FOOTHILL RANCH, CA 926100000
Gen County: Orange
TSD EPA ID: CAD028409019
TSD County: Los Angeles
Waste Category: Alkaline solution without metals (pH > 12.5)
Disposal Method: Transfer Station
Tons: 1.0842
Facility County: Orange

Gepaid: CAR000039552
Contact: Not reported
Telephone: 0000000000
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 20081 ELLIPSE
Mailing City,St,Zip: FOOTHILL RANCH, CA 926100000
Gen County: Orange
TSD EPA ID: CAD028409019
TSD County: Los Angeles
Waste Category: Alkaline solution without metals (pH > 12.5)
Disposal Method: Transfer Station
Tons: .0750
Facility County: Orange

Gepaid: CAR000039552
Contact: Not reported
Telephone: 0000000000
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 20081 ELLIPSE
Mailing City,St,Zip: FOOTHILL RANCH, CA 926100000
Gen County: Orange
TSD EPA ID: CAD028409019
TSD County: Los Angeles
Waste Category: Waste oil and mixed oil
Disposal Method: Treatment, Tank
Tons: 2.9815
Facility County: Orange

[Click this hyperlink](#) while viewing on your computer to access
43 additional CA_HAZNET: record(s) in the EDR Site Report.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

EDR ID Number
EPA ID Number

8
SSW
1/2-1
0.692 mi.
3653 ft.

CALMAT CO EL TORO
20851 EL TORO RD STE 100
EL TORO, CA 92630

RCRA-SQG
FINDS **1001075686**
CAR000008243

Relative:
Lower

RCRA-SQG:

Date form received by agency: 01/17/1996
Facility name: CALMAT CO EL TORO
Facility address: 20851 EL TORO RD STE 100
EL TORO, CA 92630
EPA ID: CAR000008243
Contact: THOMAS LOWRY
Contact address: PO BOX 2950 TERMINAL ANNEX
LOS ANGELES, CA 90051
Contact country: US
Contact telephone: (213) 258-2777
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: CALMAT CO
Owner/operator address: PO BOX 2950 TERMINAL ANNEX
LOS ANGELES, CA 90051
Owner/operator country: Not reported
Owner/operator telephone: (213) 258-2777
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): Unknown
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
Used oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No
Off-site waste receiver: Verified to be non-commercial

Violation Status: No violations found

FINDS:

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CALMAT CO EL TORO (Continued)

1001075686

Registry ID: 110002909470

Environmental Interest/Information System

The NEI (National Emissions Inventory) database contains information on stationary and mobile sources that emit criteria air pollutants and their precursors, as well as hazardous air pollutants (HAPs).

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

9
SSW
1/2-1
0.749 mi.
3954 ft.

OC PUBLIC WORKS PORTOLA YARD LVTO
20791 EL TORO ROAD
LAKE FOREST, CA

SWF/LF S110128088
N/A

Relative:
Lower

SWF/LF (SWIS):

Actual:
815 ft.

Region: STATE
Facility ID: 30-AB-0450
Lat/Long: 33.66112 / -117.65092
Owner Name: Orange County Public Works Department
Owner Telephone: 7149550245
Owner Address: John Harris
Owner Address2: 2301 N. Glassell St.
Owner City,St,Zip: Orange, CA 92865
Operator: Orange County Public Works Department
Operator Phone: 7149550245
Operator Address: John Harris
Operator Address2: 2301 N. Glassell St.
Operator City,St,Zip: Orange, CA 92865
Operator's Status: Active
Permit Date: 1/7/2010
Permit Status: Notification
Permitted Acreage: 0
Activity: Limited Volume Transfer Operation
Regulation Status: Notification
Landuse Name: Residential,Industrial
GIS Source: Map
Category: Transfer/Processing
Unit Number: 01
Inspection Frequency: Quarterly
Accepted Waste: Construction/demolition
Closure Date: Not reported
Closure Type: Not reported
Disposal Acreage: Not reported
Swisnumber: 30-AB-0450
Issue & Observations: Orange, CA 92865
Program Type: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

OC PUBLIC WORKS PORTOLA YARD LVTO (Continued)

S110128088

Permitted Throughput with Units: 30
Actual Throughput with Units: Cu Yards/day
Permitted Capacity with Units: 500
Remaining Capacity: Not reported
Remaining Capacity with Units: Cu Yards/year

10
SSW
1/2-1
0.826 mi.
4362 ft.

STANDARD CONCRETE PRODUCTS IN
20851 ELTORO RD
EL TORO, CA 92630

RCRA-SQG
FINDS
CA WDS
NPDES
LUST
HIST UST
EMI

1000310566
CAD981662646

Relative:
Lower

Actual:
781 ft.

RCRA-SQG:

Date form received by agency: 07/11/1991
Facility name: STANDARD CONCRETE CO
Facility address: 20851 ELTORO RD
EL TORO, CA 92630
EPA ID: CAD981662646
Mailing address: 20851 EL TORO RD
EL TORO, CA 92630
Contact: CARDORA GREG
Contact address: 20851 ELTORO RD
EL TORO, CA 92630
Contact country: US
Contact telephone: (714) 951-1592
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: STANDARD CONCRETE MLT INC.
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

STANDARD CONCRETE PRODUCTS IN (Continued)

1000310566

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): Unknown
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No
Off-site waste receiver: Verified to be non-commercial

Violation Status: No violations found

FINDS:

Registry ID: 110002741711

Environmental Interest/Information System

The NEI (National Emissions Inventory) database contains information on stationary and mobile sources that emit criteria air pollutants and their precursors, as well as hazardous air pollutants (HAPs).

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

CA WDS:

Facility ID: San Diego 30I001336
Facility Type: Industrial - Facility that treats and/or disposes of liquid or semisolid wastes from any servicing, producing, manufacturing or processing operation of whatever nature, including mining, gravel washing, geothermal operations, air conditioning, ship building and repairing, oil production, storage and disposal operations, water pumping.
Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
NPDES Number: CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
Subregion: 9
Facility Telephone: 9494541771
Facility Contact: PACE COREY
Agency Name: CALMAT CO
Agency Address: PO Box 2950
Agency City,St,Zip: Los Angeles 900510950
Agency Contact: CHIU PETER
Agency Telephone: 3232582777

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

STANDARD CONCRETE PRODUCTS IN (Continued)

1000310566

Agency Type: Private
SIC Code: 0
SIC Code 2: Not reported
Primary Waste: Not reported
Primary Waste Type: Not reported
Secondary Waste: Not reported
Secondary Waste Type: Not reported
Design Flow: 0
Baseline Flow: 0
Reclamation: Not reported
POTW: Not reported
Treat To Water: Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.

Complexity: Category C - Facilities having no waste treatment systems, such as cooling water dischargers or those who must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

NPDES:

Npdes Number: Not reported
Facility Status: Active
Agency Id: 14646
Region: 9
Regulatory Measure Id: 214859
Order No: 97-03-DWQ
Regulatory Measure Type: Storm water industrial
Place Id: 222504
WDID: 9 30I005374
Program Type: INDSTW
Adoption Date Of Regulatory Measure: Not reported
Effective Date Of Regulatory Measure: 4/7/1992
Expiration Date Of Regulatory Measure: Not reported
Termination Date Of Regulatory Measure: Not reported
Discharge Name: El Toro Materials Co
Discharge Address: 20851 El Toro Rd
Discharge City: El Toro
Discharge State: CA
Discharge Zip: 92630-6199

LUST:

Region: STATE
Global Id: T0605902593
Latitude: 33.6611874
Longitude: -117.6454705
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 1987-06-18 00:00:00
Lead Agency: ORANGE COUNTY LOP
Case Worker: Not reported
Local Agency: ORANGE COUNTY LOP

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

STANDARD CONCRETE PRODUCTS IN (Continued)

1000310566

RB Case Number: 9UT508
LOC Case Number: 86UT214
File Location: Local Agency
Potential Media Affect: Under Investigation
Potential Contaminants of Concern: Diesel
Site History: Not reported

ORANGE CO. LUST:

Region: ORANGE
Facility Id: 86UT214
Current Status: Certification (Case Closed)
Released Substance: Diesel fuel oil and additives, Nos.1-D, 2-D,2-4
Date Closed: 06/18/1987
Case Type: Undetermined
Record ID: RO0001050

LUST REG 9:

Region: 9
Status: Case Closed
Case Number: 9UT508
Local Case: 86UT214
Substance: Diesel
Qty Leaked: Not reported
Abate Method: Not reported
Local Agency: Orange
How Found: Tank Closure
How Stopped: Close Tank
Source: Other Source
Cause: Spill
Lead Agency: Local Agency
Case Type: Soil only
Date Found: 10/24/1986
Date Stopped: 10/24/1986
Confirm Date: 11/10/1986
Submit Workplan: Not reported
Prelim Assess: / /
Desc Pollution: Not reported
Remed Plan: / /
Remed Action: Not reported
Began Monitor: Not reported
Release Date: 11/10/1986
Enforce Date: Not reported
Closed Date: 6/18/87
Enforce Type: Not reported
Pilot Program: LOP
Basin Number: 901.20
GW Depth: 11'
Beneficial Use: Not reported
NPDES Number: Not reported
Priority: Not reported
File Dispn: File discarded, case closed
Interim Remedial Actions: Yes
Cleanup and Abatement order Number: Not reported
Waste Discharge Requirement Number: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

STANDARD CONCRETE PRODUCTS IN (Continued)

1000310566

HIST UST:

Region: STATE
Facility ID: 00000011714
Facility Type: Other
Other Type: READY MIX CONCRETE Y
Total Tanks: 0001
Contact Name: MIKE RICHARDSON
Telephone: 7149513732
Owner Name: STANDARD CONCRETE PRODUCTS
Owner Address: 117 W 4TH ST.
Owner City,St,Zip: SANTA ANA, CA 92705

Tank Num: 001
Container Num: #1
Year Installed: 1980
Tank Capacity: 00020000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Tank Construction: 1/4 inches
Leak Detection: Stock Inventor

EMI:

Year: 1987
County Code: 30
Air Basin: SC
Facility ID: 17708
Air District Name: SC
SIC Code: 1442
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smllr Tons/Yr: 0

Year: 1990
County Code: 30
Air Basin: SC
Facility ID: 17708
Air District Name: SC
SIC Code: 1442
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 1
NOX - Oxides of Nitrogen Tons/Yr: 4
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 1
Part. Matter 10 Micrometers & Smllr Tons/Yr: 1

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

STANDARD CONCRETE PRODUCTS IN (Continued)

1000310566

Year: 1993
County Code: 30
Air Basin: SC
Facility ID: 17708
Air District Name: SC
SIC Code: 1442
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 1
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 2
Part. Matter 10 Micrometers & Smllr Tons/Yr: 1

Year: 1995
County Code: 30
Air Basin: SC
Facility ID: 17708
Air District Name: SC
SIC Code: 1442
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 1
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 2
Part. Matter 10 Micrometers & Smllr Tons/Yr: 1

Year: 1997
County Code: 30
Air Basin: SC
Facility ID: 17708
Air District Name: SC
SIC Code: 1442
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 1
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smllr Tons/Yr: 0

Year: 1998
County Code: 30
Air Basin: SC
Facility ID: 17708
Air District Name: SC
SIC Code: 1442

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

STANDARD CONCRETE PRODUCTS IN (Continued)

1000310566

Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 1
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smllr Tons/Yr: 0

Year: 1999
County Code: 30
Air Basin: SC
Facility ID: 17708
Air District Name: SC
SIC Code: 1442
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 1
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smllr Tons/Yr: 0

Year: 2000
County Code: 30
Air Basin: SC
Facility ID: 17708
Air District Name: SC
SIC Code: 1442
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 1
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smllr Tons/Yr: 0

Year: 2001
County Code: 30
Air Basin: SC
Facility ID: 17708
Air District Name: SC
SIC Code: 1442
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

STANDARD CONCRETE PRODUCTS IN (Continued)

1000310566

NOX - Oxides of Nitrogen Tons/Yr: 1
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smllr Tons/Yr: 0

B11
ENE
1/2-1
0.881 mi.
4652 ft.
CAMEO HOMES
19812 EL TORO RD
LAKE FOREST, CA 92610
Site 1 of 3 in cluster B

HIST CORTESE
LUST
S101854106
N/A

Relative: CORTESE:
Lower Region: CORTESE
Facility County Code: 30
Actual: Reg By: LTNKA
1057 ft. Reg Id: 9UT897

LUST:
Region: STATE
Global Id: T0605902621
Latitude: 33.6740059
Longitude: -117.6235467
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 1988-07-26 00:00:00
Lead Agency: ORANGE COUNTY LOP
Case Worker: Not reported
Local Agency: ORANGE COUNTY LOP
RB Case Number: 9UT897
LOC Case Number: 88UT010
File Location: Local Agency
Potential Media Affect: Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern: Diesel, Waste Oil / Motor / Hydraulic / Lubricating, Gasoline
Site History: Not reported

ORANGE CO. LUST:
Region: ORANGE
Facility Id: 88UT010
Current Status: Certification (Case Closed)
Released Substance: Diesel fuel oil and additives, Nos.1-D, 2-D,2-4
Date Closed: 07/26/1988
Case Type: Other Ground Water
Record ID: RO0001028

Region: ORANGE
Facility Id: 88UT010
Current Status: Certification (Case Closed)
Released Substance: Waste oil/Used oil
Date Closed: 07/26/1988
Case Type: Other Ground Water
Record ID: RO0001028

Region: ORANGE
Facility Id: 88UT010
Current Status: Certification (Case Closed)
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed: 07/26/1988

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CAMEO HOMES (Continued)

S101854106

Case Type: Other Ground Water
Record ID: RO0001028

LUST REG 9:

Region: 9
Status: Case Closed
Case Number: 9UT897
Local Case: 88UT10
Substance: Gasoline
Qty Leaked: Not reported
Abate Method: Not reported
Local Agency: Orange
How Found: Not reported
How Stopped: Not reported
Source: Not reported
Cause: Not reported
Lead Agency: Local Agency
Case Type: Soil only
Date Found: 01/28/1988
Date Stopped: / /
Confirm Date: / /
Submit Workplan: 2/5/88
Prelim Assess: / /
Desc Pollution: Not reported
Remed Plan: / /
Remed Action: Not reported
Began Monitor: Not reported
Release Date: 02/05/1988
Enforce Date: Not reported
Closed Date: 7/26/88
Enforce Type: Not reported
Pilot Program: LOP
Basin Number: 901.20
GW Depth: Not reported
Beneficial Use: Not reported
NPDES Number: Not reported
Priority: Not reported
File Dispn: File discarded, case closed
Interim Remedial Actions: No
Cleanup and Abatement order Number: Not reported
Waste Discharge Requirement Number: Not reported

B12
ENE
1/2-1
0.881 mi.
4652 ft.
CAMEO HOMES
19812 EL TORO ROAD
LAKE FOREST, CA
Site 2 of 3 in cluster B

SLIC S106568575
N/A

Relative: SLIC:
Lower Region: STATE
Actual: **Facility Status:** **Completed - Case Closed**
1057 ft. Status Date: 2009-06-17 00:00:00
Global Id: SLT8R1174140
Lead Agency: ORANGE COUNTY
Lead Agency Case Number: SLT8R117
Latitude: 33.661324
Longitude: -117.639401

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CAMEO HOMES (Continued)

S106568575

Case Type: Cleanup Program Site
Case Worker: Not reported
Local Agency: Not reported
RB Case Number: Not reported
File Location: Not reported
Potential Media Affected: Not reported
Potential Contaminants of Concern: Not reported
Site History: Not reported

**B13
ENE
1/2-1
0.881 mi.
4652 ft.**

**CAMEO HOMES
19812 EL TORO ROAD
EL TORO, CA
Site 3 of 3 in cluster B**

**SLIC S108985882
N/A**

**Relative:
Lower**

SLIC:
Type: Soil
Facility Status: Closed
Region: 8
Staff: XXX
Substance: XXX
Lead Agency: XXX
Location Code: XXX
Thomas Bros Code: XXX

**Actual:
1057 ft.**

**14
SSW
> 1
1.055 mi.
5572 ft.**

**CORNER OF LOS ALISOS BLVD. &
SANTA MARGARITA PKWY.
MISSION VIEJO, CA 90305**

**Notify 65 S100178423
N/A**

**Relative:
Lower**

Notify 65:
Date Reported: Not reported
Staff Initials: Not reported
Board File Number: Not reported
Facility Type: Not reported
Discharge Date: Not reported
Incident Description: 90305

**Actual:
848 ft.**

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
EL TORO	1000437499	CROWN CLEANERS	24601 RAYMOND WAY UNIT 15	92630	RCRA-SQG,FINDS,HAZNET,DRYCLE
MISSION VIEJO	1000596000	PORTOLA TOWING	25741 OBREVO D	92691	RCRA-SQG,FINDS
FOOTHILL RANCH	1006824221	OAKLEY CORPORATION	27801 ICON	92610	EMI
EL TORO	1009631115	SOUTHERN CALIFORNIA GAS CO	INTERSTATE 5 RIDGEROUTE	92630	DOT OPS
EL TORO	S102803490	HOME SAVINGS OF AMERICA	28361 EL TORO RD	92630	HAZNET
YOUNTVILLE	S105083110	PG&E	7688 ST HELENA HWY	92676	HAZNET
ORANGE COUNTY	S106105072	OAKLEY INC	ONE ICON	92610	WDS
	S106905435	EL MORRO CONVERSION TO CAMPGRO	PACIFIC COAST HWY	0	WDS
TRABUCO CYN	S106933552	UPPER GLEN BOOSTER STN (TCWD)	SADDLEBACK RANCH RD	92679	SWEEPS UST
FOOTHILL RANCH	S107146261	SADDLEBACK CHURCH	20131 ELLIPSE UNIT 1	92610	HAZNET
EL TORO	S108541423	XPRESS CLEANERS	23635 EL TORO RD STE H1	92630	DRYCLEANERS,HAZNET
YORBA LINDA	S109424199	CALTRANS DIST 12/THEROPLASTIC/EA-1	EASTBOUND 91 COAL CANYON RAMP	92688	HAZNET
SANTA MARGARITA	S109425798	DIST 12/CONSTR/EA12-0F1804	RTE 241 NB PM 18.5	92688	HAZNET
FOOTHILL RANCH	S109431152	SADDLEBACK CHURCH	20131 ELLIPSE UNIT 1	92610	HAZNET
LAKE FOREST	S109455865	RESTAURANT & RETAIL DEVELOPMENT	23572 / 23582 EL TORO RD	92630	NPDES
LAKE FOREST	S109460721	THE ARBOR	NW CORNER OF EL TORO RD / RO	92630	NPDES
LAKE FOREST	S109460855	THE ORCHARD AT SADDLEBACK	NEC EL TORO RD / ROCKFIELD B	92630	NPDES
LAKE FOREST	S109689915	R&S SOIL PRODUCTS, INC.	ROCKY RD. / PORTOLA PKWY.		LF
LAKE FOREST	S109692691	HOME DEPOT EL TORO CA	NWC EL TORO RD / ROCKFIELD B	92630	NPDES
LAKE FOREST	S110116100	SILVER DRY CLEANERS	23684 EL TORO RD STE 5	92630	DRYCLEANERS